

**PERRY COUNTY
COMPREHENSIVE PLAN
ADOPTED JULY 6, 2015**




PREPARED FOR:
PERRY COUNTY
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* Tom Hauser was on the County Commission when the planning process began and continued his role on the Steering Committee after the 2014 elections.

RESOLUTION

RESOLUTION NO. RC-15-2

RESOLUTION ADOPTING THE PERRY COUNTY COMPREHENSIVE PLAN 2015

A RESOLUTION OF THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA
ADOPTING THE COMPREHENSIVE PLAN 2015 FOR PERRY COUNTY, INDIANA

WHEREAS, the Perry County Commissioners have identified adequate reasons to prepare a Comprehensive Plan, and

WHEREAS, the Perry County Commissioners have engaged Lochmueller Group to define and describe the issues, advise the County of its options, and make recommendations to address these issues in the near future, and

WHEREAS, the Perry County Commissioners have reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied; and

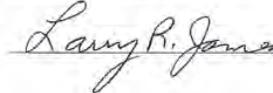
WHEREAS, the Perry County Plan Commission, did on June 9, 2015 hold a legally advertised public hearing to obtain comments on the Perry County Comprehensive Plan 2015; and

WHEREAS, Perry County will receive bound copies and an electronic pdf copy of the Perry County Comprehensive Plan 2015 for its records and will keep them on file in the County offices for future reference.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA that the Perry County Comprehensive Plan 2015 as approved by the Perry County Plan Commission and as presented to this body is hereby approved.

DULY ADOPTED BY THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA,
ON THIS THE 6th DAY OF July 2015.





Attest:

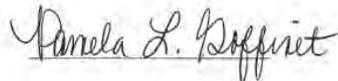




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CHAPTER 1: INTRODUCTION



A. Using the Plan

This Comprehensive Plan is laid out into six chapters that progressively describe Perry County today and ends with recommended actions for the future development of the county.

1. Introduction

This Introduction chapter describes how the Comprehensive Plan came to fruition and the importance of completing a new Comprehensive Plan. The previous plan was completed more than 20 years ago, in 1994, and several changes have occurred in Perry County since then. The chapter lists the Steering Committee members and their role, as well as the purpose of the Student Workshops. Finally, it describes the Planning Area that the plan focusses on as being the unincorporated area of the county, minus the extraterritorial jurisdiction around Tell City and Cannelton. It also describes that the forecast year is 2040. All recommendations are for the short term of the next few years, mid term of up to 10 years, or long term out to the year 2040.

2. County Profile

The County Profile chapter includes a brief history of Perry County, as well as the past, current, and projected population. It also lists details about the people living in Perry County, including their income and educational status. The chapter provides data on housing and current unemployment rate within the county. The last part of the employment portion of this chapter shows the number of people that work in Perry County and the number of people that commute to other counties for work.

3. Existing Conditions

While the County Profile chapter provides a historic background of the county, and lists the current demographics, the Existing Conditions chapter includes the current physical conditions of Perry County. The first section of this chapter discusses the location of historic structures within the city. The second section describes the environmental features in and around Perry County that may affect future development. The Transportation section describes the roadways within and around Perry County, and trails and walkways nearby. The Utilities section lists the utility providers for Perry County residents. The Parks and Recreation section shows the existing public parks throughout the county. Finally, the Existing Land Use section shows the existing land uses within Perry County.

4. Public Involvement

The Public Involvement chapter lists the multiple forms of public outreach during the planning process. A Facebook page and project website were started early in the process to get online input and share information. The Student Workshops at Perry Central and Tell City High Schools and the first Community Workshop were also held early in the process to get initial thoughts about the county from residents. A survey was also made available online to get further input. This chapter also lists the media coverage of the planning process and the complete list of Steering Committee meetings, Public Workshops, and the adoption process.

5. Goals and Objectives

A list of Goals and Objectives were developed based on Public Input. These Goals and Objectives were used to develop the list of recommendations and implementation strategies. The Goals and Objectives cover administration, infrastructure, public safety, health care, economic development, tourism/recreation, the Hoosier National Forest, education, and housing.

6. Recommendations

The Recommendations chapter includes a list of recommendations and strategies to implement those recommendations. It is divided into Policies/Initiatives and Projects. The Policies/Initiatives section includes potential projects that could be completed by the County over time. The Projects section includes detailed information regarding the phasing, location, responsible organizations, potential funding sources, and estimated costs for completing a variety of projects. The recommendations are broken down into nine main categories, with additional projects in each category. The nine main categories include:

1. Administration
2. Infrastructure
3. Public Safety
4. Health Care
5. Economic Development
6. Tourism/Recreation
7. The Hoosier National Forest
8. Education
9. Housing

At the end of the Recommendations chapter is a Future Land Use section that summarizes all of these recommendations. The Future Land Use map shows the proposed locations for future development based on the recommended projects.

B. Initiating the Plan

The last Comprehensive Plan for Perry County was completed more than 20 years ago, in 1994. Over this time, the County has not seen a large increase in total population, but it has seen a shift in some of its population from Tell City, Cannelton, and Troy moving out into the county. In 1990, 31% of the county's population lived in one of these three communities. In 2000, 33% lived in these communities. By 2010, only 28% of the county's population lived in Tell City, Cannelton, and Troy.

The outdated Comprehensive Plan, the desire to attract new businesses and people to the county, and the need to ensure proper protection of county-wide amenities led county officials to consider the development of a new Comprehensive Plan. In the spring of 2014, they decided to use County funds to hire a consultant to complete the work. Lochmueller Group was chosen to complete the new Perry County Comprehensive Plan.

C. Purpose of the Plan

A comprehensive plan directs the future physical development of a county or community by serving as the key policy guide for both public and private decision makers. The plan addresses the future use of land, expansion of infrastructure, the addition of community facilities, and the preservation of natural and man-made amenities. While not a legally binding document itself, it is the framework for the development of a new or updates to an existing zoning ordinance.

According to Indiana Code (IC 36-7-4-501), the purpose of a comprehensive plan is to provide for:

“the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development.”

As mentioned previously, the comprehensive plan provides a framework for a new or updated zoning ordinance. In fact, a comprehensive plan is required before a community can develop a zoning ordinance, subdivision control ordinance, and other land use regulations.

A comprehensive plan should be updated every five to ten years depending on the growth of the county or community, changes in population, and the completion status of the recommendations in the previous comprehensive plan. An update should be made at least every 10 years to update demographic information from each decennial Census.

The previous comprehensive plan for Perry County was completed in 1994. Demographic data in the plan was from the year 1990 U.S. Census. This 2014 update includes more current data from the 2010 Census. A comparison can be made between this data to determine how the county has changed since the year 1990.

In addition to being a requirement to complete zoning and subdivision control ordinances, the plan also serves as a foundation for budget projections, project prioritization, and grant applications. One of the main reasons for keeping the plan up to date is to stay competitive for specific grants. In order to be considered for some State and Federal grants it is recommended that a county or community’s comprehensive plan be no more than five years old.

D. Steering Committee

A Steering Committee was created to assist Planners from Lochmueller Group complete the Perry County Comprehensive Plan. The Committee was responsible for sharing ideas about any changes in the county since the 1994 Comprehensive Plan, any anticipated changes over the next few years, and provide any other data that would be beneficial in completing the plan.

The Steering Committee consisted of 19 individuals representing 15 different areas of expertise as follows:

- Bill Amos, County Commissioner
- Larry R. James, County Commissioner
- Randy Kleaving, County Commissioner
- Tom Hauser, former County Commissioner
- Jody French, County Council
- Pat Clark, Plan Commission
- Chris Hollinden, representing Tell City Jr.-Sr. High School
- Brian Garrett, representing Cannelton City Schools
- Mary Roberson, representing Perry Central Jr.-Sr. High School
- Lisa Miller, representing healthcare
- Kim Esarey, representing real estate
- Bruce Knox, representing banking
- Beth Bruggeman, representing youth
- John Mundy, representing libraries
- Elmer Shelby, representing churches
- Alvin Evans, representing not-for-profits
- National Held, representing Indiana 15 Regional Planning Commission
- Cheri Taylor, representing Perry County Chamber of Commerce
- Dan Adams, representing tourism
- Steve Seibert, representing area businesses

E. Student Workshops

At the beginning of the planning process, Planners from Lochmueller Group met with students from Perry Central High School and Tell City High School to complete a LAND (liabilities, assets, needs, and dreams) exercise. These workshops provided some good insight to how the youth of Perry County view the county, what they would like to see changed, and what would get them to come back after college to live and work in the county. Thanks to Assistant Principal Chris Hollinden from Tell City High School and Assistant Principal Jody French from Perry Central High School for helping coordinate these workshops. More detail about these events can be found in the Public Involvement chapter.

F. Planning Area

The planning area for this Comprehensive Plan includes the unincorporated area of Perry County, minus the extraterritorial areas around Tell City and Cannelton. Tell City, Cannelton, and Troy have planning and zoning jurisdiction within their city limits. Tell City and Cannelton exercise their extraterritorial jurisdiction, which allows them to have planning and zoning jurisdiction just beyond their corporate limits as well. Figure 1 shows the corporate limits of Tell City, Cannelton, and Troy, the extraterritorial jurisdiction of Tell City and Cannelton, and the location of State and Federally owned public lands in the county.

Perry County's planning and zoning jurisdiction, and the planning area for this Comprehensive Plan is that area beyond the limits of Tell City, Cannelton, and Troy, and their extraterritorial areas. However, many of the maps and information within this Plan may also mention these communities and areas for reference.

G. Planning Period

The planning period for this Comprehensive Plan is 25 years. Population and employment projections will be estimated to the year 2040. The Future Land Use map will be based on these numbers and considered to be a 2040 Land Use map. The recommended projects in Chapter 6 have a timeframe for completion of no later than 2040. They are broken down into short-term projects (less than 5 years), mid-term projects (5 to 10 years), and long-term projects (more than 10 years).

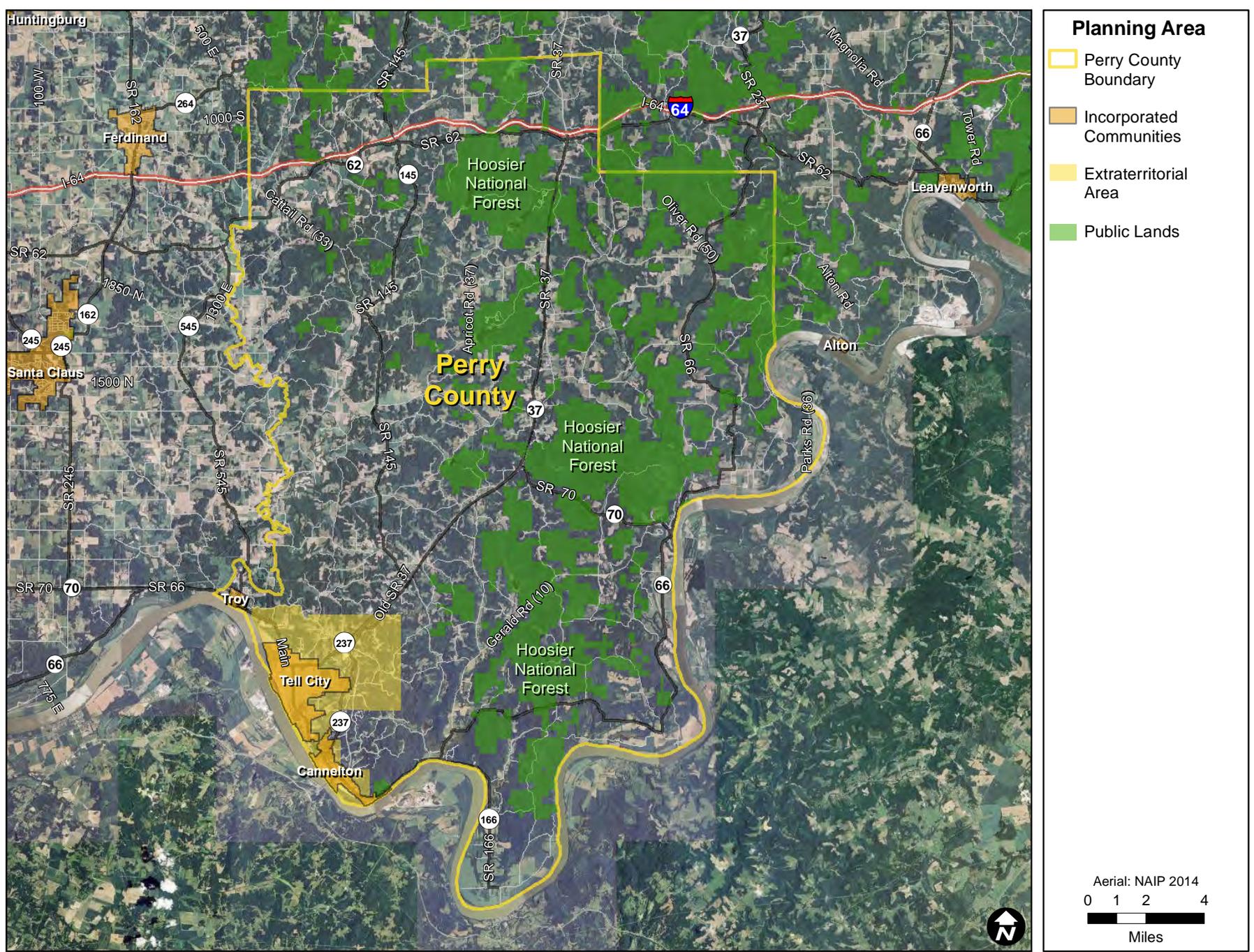


Figure 1: Planning Area



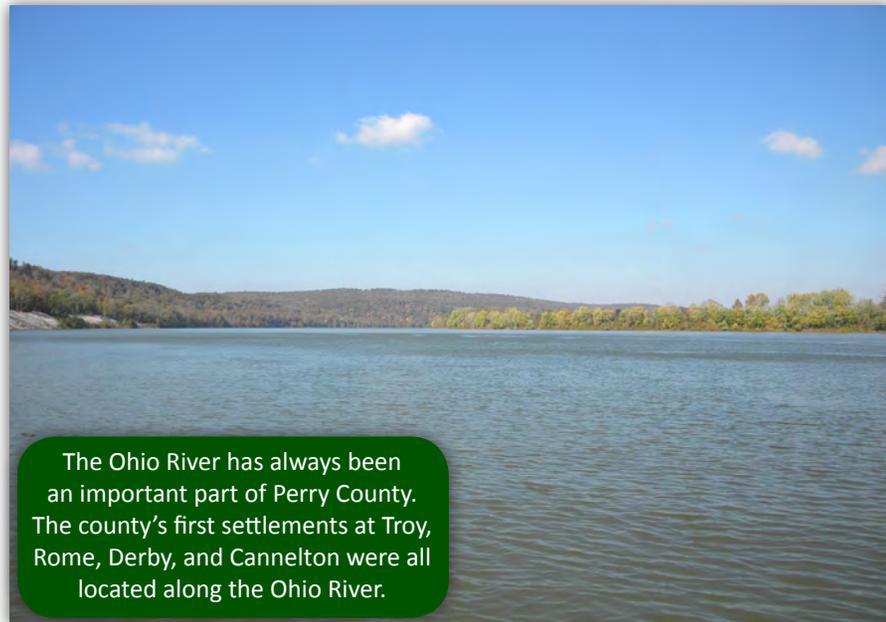
CHAPTER 2: COUNTY PROFILE



A. History of Perry County

Perry County, named after Oliver Hazard Perry (a naval hero from the war of 1812), was organized in 1814 from sections of Warrick and Gibson Counties. Due to the county’s location along the Ohio River, settlement occurred very early. By 1793, several families were living near the mouth of the Anderson River, which later became the county’s western region. Shortly after Perry County’s formation, the town of Troy, located at the convergence of the Anderson and Ohio Rivers, was named the county seat.

Development during the county’s early years occurred primarily along the Ohio River. In addition to the community of Troy, the river towns of Rome, Derby, and Cannelton flourished during the decades preceding the Civil War. Each of these communities helped provide some of the major forces behind the county’s settlement and growth.



The Ohio River has always been an important part of Perry County. The county’s first settlements at Troy, Rome, Derby, and Cannelton were all located along the Ohio River.

In 1818, Perry County became reorganized and sections of its western territory were annexed to form Spencer County, shifting Troy’s central location. A new county seat, known as Franklin (now referred to as Rome), was named. This town evolved into a thriving community with an attractive courthouse and an economy based on the county’s primary transportation system, the Ohio River.

In 1835, a town just upriver from Rome, named Derby, was laid out. Catholic Missionaries established a parish at Derby during the 1830s. The Catholic Church, becoming a dominant force in the county, spread to the county’s interior regions. The towns of St. Croix, Leopold, and Siberia were all founded as a result of these missionary efforts.

When comparing the communities of Perry County, Cannelton has remained the most viable. The town was founded during the 1840s as a manufacturing community by the American Cannel Coal Company. The development of subsequent industries such as stone quarrying and cotton milling, its strategic location along the Ohio River, and the move of the county seat from Rome to Cannelton, made it Perry County’s most prominent community during the pre-Civil War era.

During the second half of the nineteenth century, Tell City developed, challenging Cannelton’s prominence. Although Tell City was founded in 1858 by the Swiss Colonization Society, the town’s economic boom developed after the civil war due to the establishment of numerous wood related industries and the opening of a railroad linking Tell City and Huntingburg to the northwest in 1887.

Industry, lumbering, and farming have traditionally been the mainstays in Perry County’s economy. The county’s rugged terrain, once seen as a hindrance to development, is now seen as an asset for its recreational benefits. Of the Hoosier National Forest’s 202,000 acres, nearly 60,000 acres lie in Perry County. The Forest’s five man-made lakes provide for various recreational activities and tourism.

* Historic Data provided on this page was derived from the Perry County Historic Sites and Structures Inventory prepared by the Indiana Landmarks Foundation.

B. Comparison Counties

The following sections of the County Profile provide demographic data that shows Perry County’s change over time, compares the county and three incorporated communities, and in some cases compares the most recent data for Perry County with neighboring counties. Figure 2 shows the neighboring counties that will be used as a comparison, including Spencer, Dubois, Orange, Crawford, and Harrison counties in Indiana, and Daviess, Hancock, Breckenridge, and Meade counties in Kentucky..

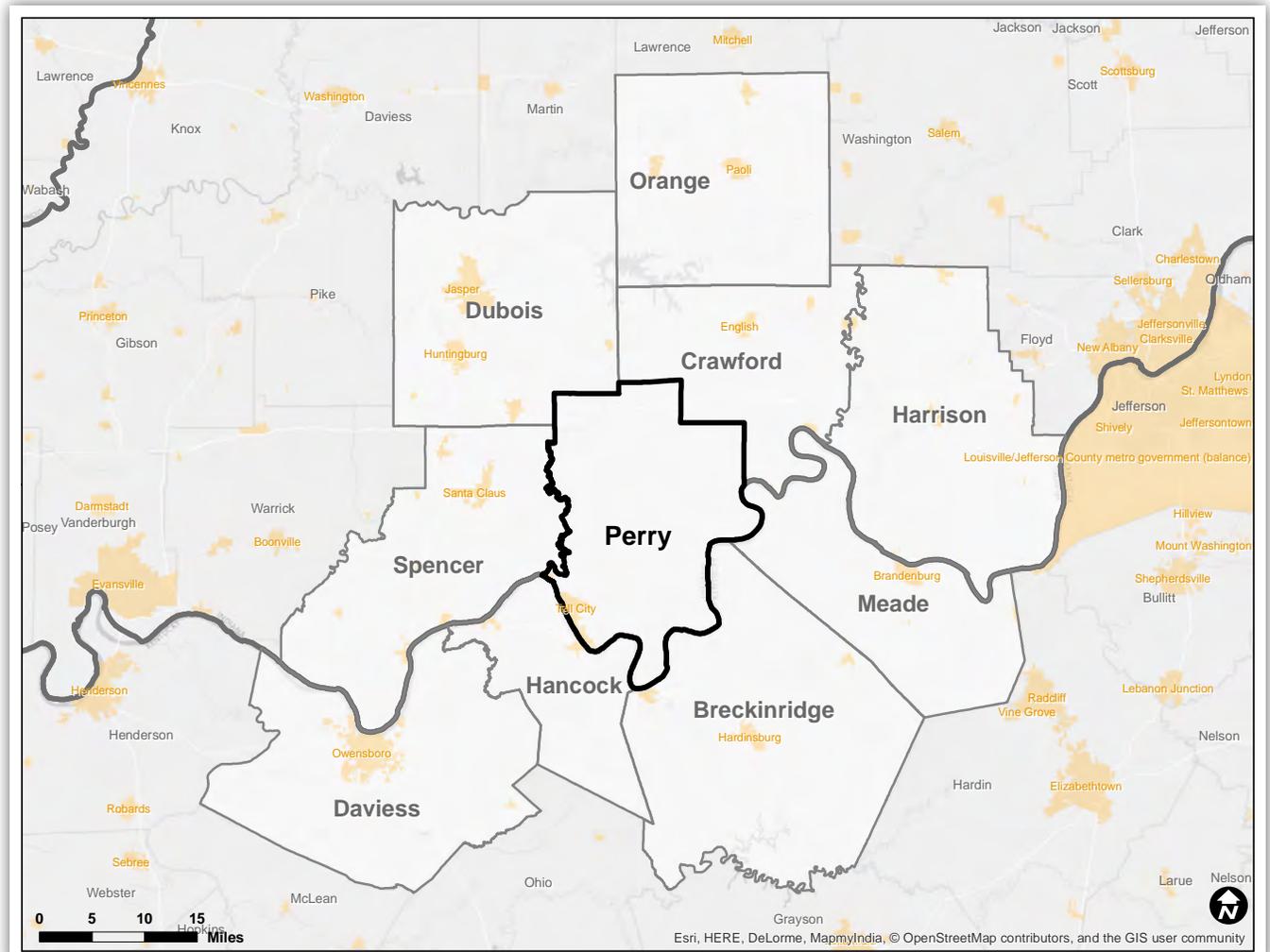


Figure 2: Comparison Counties

C. Population

1. Total Population

Perry County is bordered by Spencer County to the west, Dubois County to the northwest, Crawford County to the north, Meade County, Kentucky to the east, Breckinridge County, Kentucky to the southeast, and Hancock County, Kentucky to the southwest. The Ohio River separates Perry County from the Kentucky counties on its eastern and southern border. The county is made up of three incorporated communities including the cities of Tell City and Cannelton and the town of Troy.

As stated in the previous section, Perry County will be compared to nine surrounding counties throughout this plan to see how it relates to other counties. Out of this 10 county region, Perry County has the third lowest total population for 2010, ahead of only Crawford County, Indiana and Hancock County, Kentucky. It also has the third lowest population increase behind Hancock County, Kentucky and Crawford County, Indiana which actually had a loss in population between 2000 and 2010. These comparisons are shown in Table 1 to the right.

Figure 3 shows the population of Perry County and its three incorporated communities between 1900 and 2010. The county’s population has not changed much since 1970. The three incorporated communities have seen a decrease in this same time period, with Cannelton seeing a slight population increase between 2000 and 2010.

Table 1: County Population Comparison

County	Population		
	2000	2010	% Change
Daviess, KY	91,545	96,656	5.6%
Dubois, IN	39,674	41,889	5.6%
Harrison, IN	34,325	39,364	14.7%
Meade, KY	26,349	28,602	8.6%
Spencer, IN	20,391	20,952	2.8%
Breckinridge, KY	18,648	20,059	7.6%
Orange, IN	19,306	19,840	2.8%
Perry, IN	18,899	19,338	2.3%
Crawford, IN	10,743	10,713	-0.3%
Hancock, KY	8,392	8,565	2.1%

source: US Census

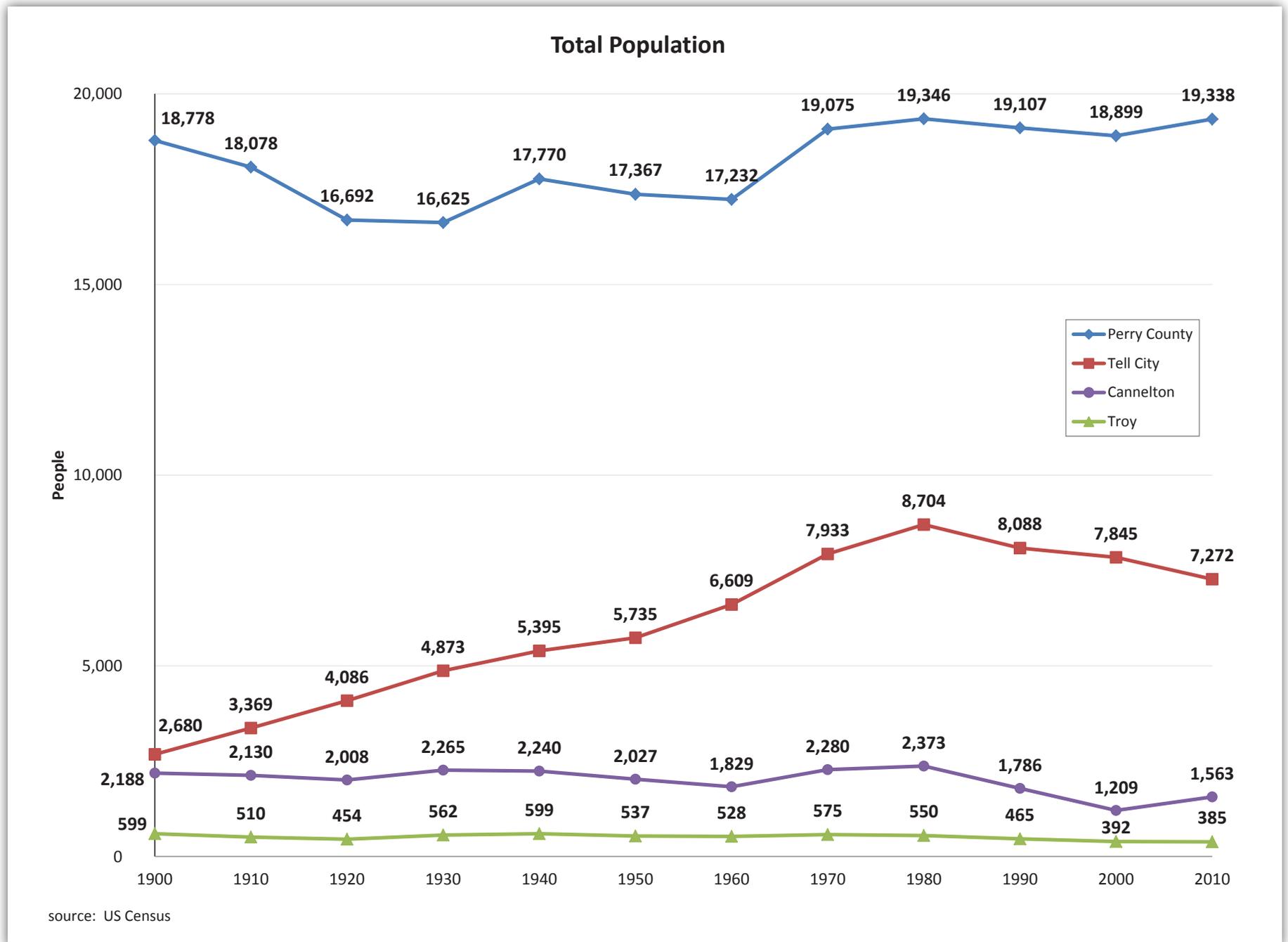


Figure 3: Total Population

2. Population Projections

County population projections can be gathered from the Indiana Business Research Center (IBRC) and Woods & Poole (W&P) Economics, Inc. Indiana Business Research Center projections are based on historical population trends and statewide factors. Woods & Poole projections are based on economic forecasts.

Table 2 shows the comparison of population for the year 2040 for Perry County and surrounding counties sorted by 2040 Woods and Poole population projections. Woods and Poole projects that Perry County’s population will continue to increase at a slow rate, while the Indiana Business Research Center projects a loss of almost 6% in population. As these numbers are simply projections based on a variety of data, the true 2040 population will be dependent upon Perry County attracting new residents.

Figure 4 also shows population projections for Perry County from both the Indiana Business Research Center and Woods & Poole, with relation to past population trends. Projections for the incorporated communities within Perry County are based on their share of the Perry County population in 2010.

Table 2: County Population Projections Comparison

County	2010	Population Projections			
		2040 IBRC	% Change IBRC	2040 Woods & Poole	% Change W&P
Daviess, KY	96,656	n/a	n/a	115,539	19.5%
Harrison, IN	39,364	47,499	20.7%	58,506	48.6%
Dubois, IN	41,889	45,547	8.7%	48,996	17.0%
Meade, KY	28,602	n/a	n/a	39,037	36.5%
Breckinridge, KY	20,059	n/a	n/a	24,838	23.8%
Spencer, IN	20,952	20,171	-3.7%	24,321	16.1%
Orange, IN	19,840	19,944	0.5%	21,625	9.0%
Perry, IN	19,338	18,191	-5.9%	20,061	3.7%
Crawford, IN	10,713	9,898	-7.6%	12,400	15.7%
Hancock, KY	8,565	n/a	n/a	9,289	8.5%

source: US Census, Indiana Business Research Center, Woods and Poole

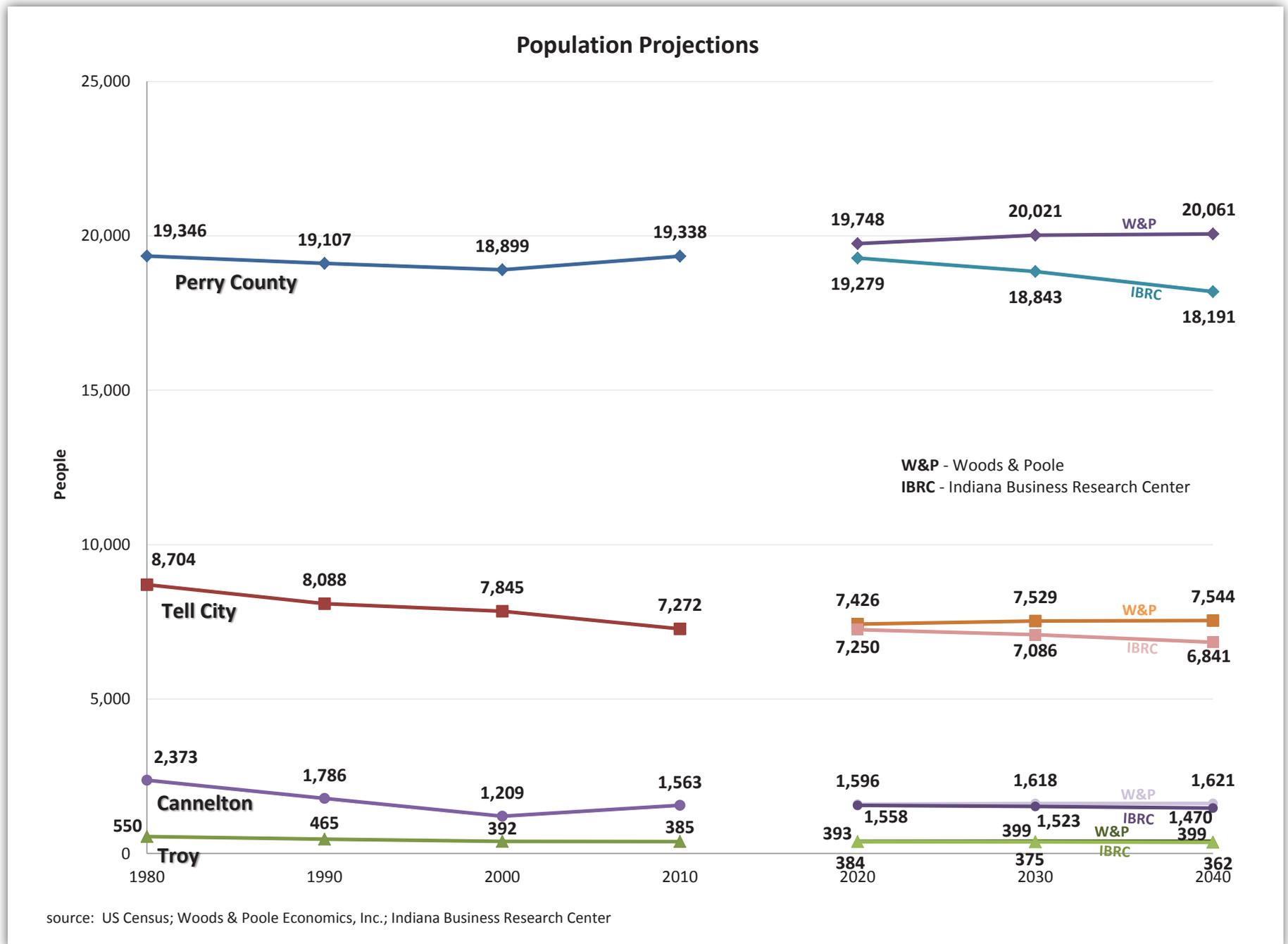


Figure 4: Population Projections

3. Age Groups

By combining age cohorts together into four categories with relatively the same number of years, Perry County can be compared to other counties in terms of age groups. The four age groups identified are Children (less than 20 years of age), Young Adults (ages 20-39), Adults (ages 40-59), and Seniors (60 years of age and over).

Table 3 to the right shows the age group categories and median age for Perry County and the nine surrounding counties. The Adults age group (ages 40-59) is the largest age group in Perry County. This partially helps explain the county's median age of 40. The children age group (less than 20 years of age) and young adults age group (ages 20-39) are relatively similar with 24% and 26% of the population respectively. The Seniors age group (60 years of age and over) is the smallest group in Perry County.

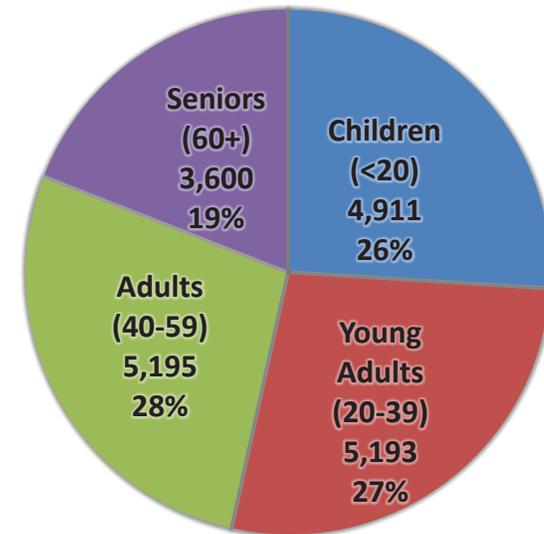
In comparison to the other counties, Perry County is at the low end as far as percentage of children. They are near the top in the percentage of young adults, very close to Meade County, Kentucky which has the highest percentage in that age group. The county is basically average with the rest of the counties in terms of the adult and seniors age groups. Figure 5 and Figure 6 to the right compare these age groups in Perry County from the year 2000 and 2010. The children and young adults age groups had a smaller percentages and total numbers in 2010 than it did in 2000. The other two age group categories increased.

The county's median age of 40 is basically average for the region. Meade County, Kentucky has the lowest median age in the area at 35. Spencer County, Indiana has the highest median age at 41.9.

Table 3: Age Group Comparison

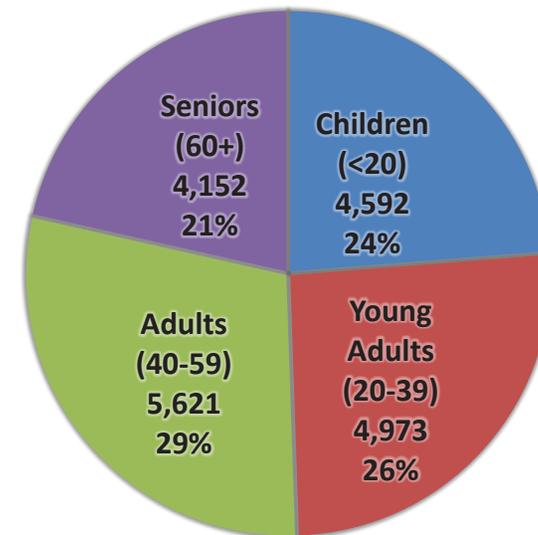
County	2010 Age Groups				Median Age
	Children (<20)	Young Adults (20-39)	Adults (40-59)	Seniors (60+)	
Meade, KY	30%	27%	28%	15%	35
Daviess, KY	27%	25%	28%	20%	38.8
Hancock, KY	28%	23%	29%	21%	39.5
Dubois, IN	28%	23%	30%	20%	39.9
Harrison, IN	26%	24%	30%	20%	40.2
Perry, IN	24%	26%	29%	21%	40
Orange, IN	27%	22%	29%	22%	40.8
Breckinridge, KY	26%	21%	30%	23%	41.6
Crawford, IN	26%	22%	30%	22%	41.8
Spencer, IN	27%	21%	31%	22%	41.9

source: US Census



source: 2000 US Census

Figure 5: 2000 Perry County Age Groups



source: 2010 US Census

Figure 6: 2010 Perry County Age Groups

D. Housing

1. Households

Household size has been decreasing across the United States over the past several decades. This is a result of an increase in the number of empty nesters, younger people waiting longer to get married, and families having fewer children than they did in the past. As household size decreases, more housing is needed for the same population. However, the change in household size seemed to have reached a limit between 2000 and 2010. The household size for Indiana decreased only slightly between 2000 and 2010. Perry County decreased a little more than Indiana in household size. This can be partially explained by the decrease in the number of children in the county between 2000 and 2010.

Table 4 to the right compares the household size in Perry County to surrounding counties. It has the lowest household size of those neighboring counties. Meade County, Kentucky has the highest household size, which can be partially explained by the high percentage of children in the county.

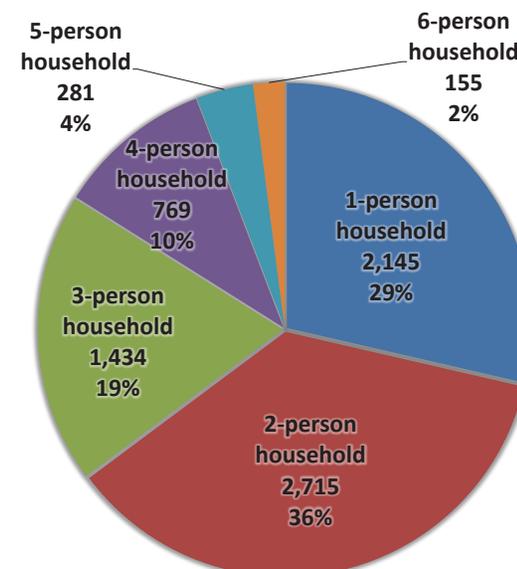
Figure 8 shows the household size for Perry County, Tell City, Cannelton, and Troy compared to Indiana. Household size within the three communities is even lower than that of the county.

Figure 7 provides more detail into the household size of Perry County. Nearly two-thirds of the homes in Perry County have just one- or two-people. This shows that many people in the county are living alone, empty nesters, or married without children.

Table 4: Household Size Comparison

County	2010 Household Size
Meade, KY	2.71
Hancock, KY	2.58
Harrison, IN	2.56
Spencer, IN	2.55
Dubois, IN	2.54
Breckinridge, KY	2.52
Orange, IN	2.49
Crawford, IN	2.48
Daviess, KY	2.44
Perry, IN	2.38

source: US Census



source: 2008-2012 American Community Survey

Figure 7: People per Household

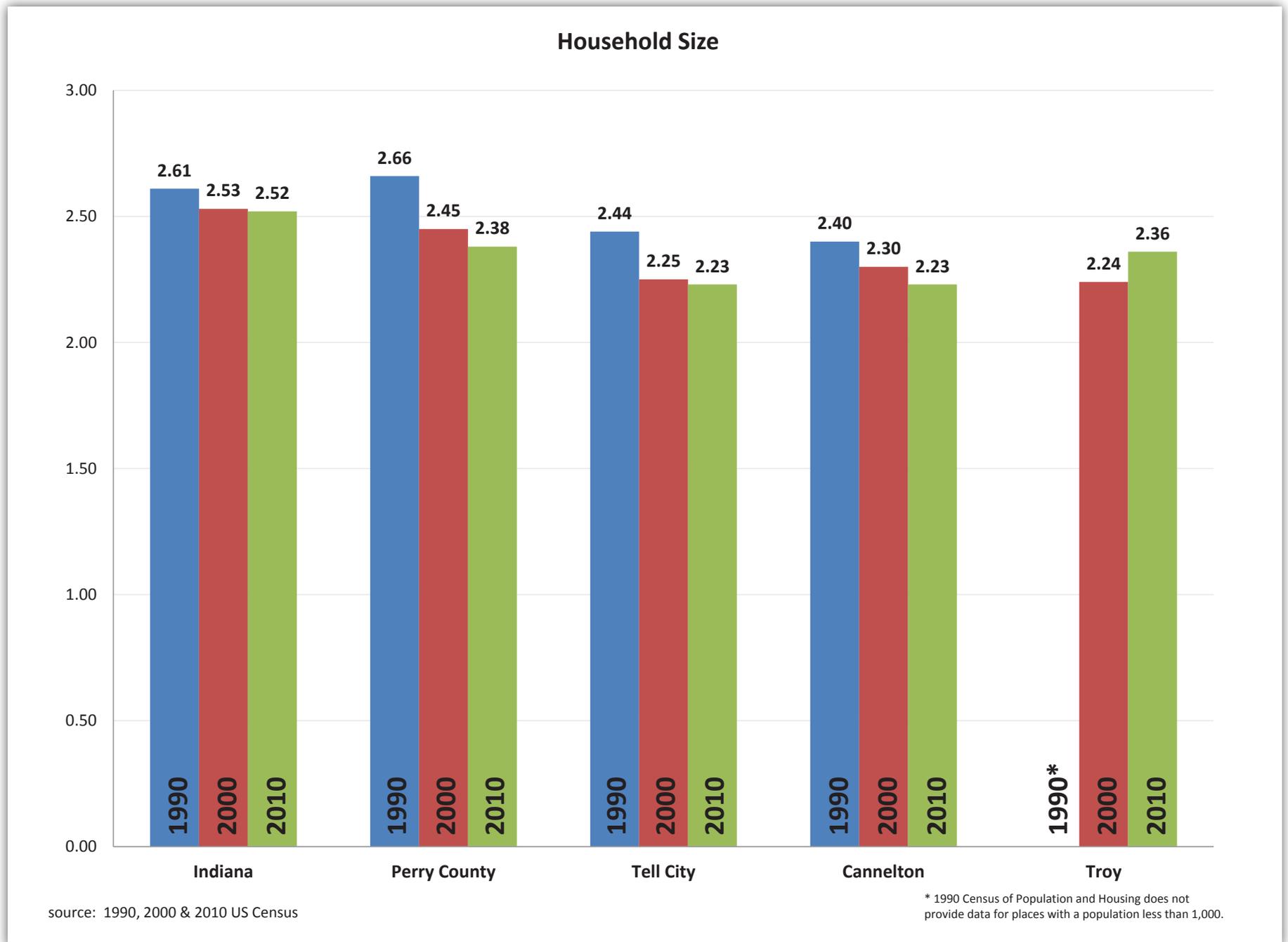


Figure 8: Household Size

2. Residential Vacancy Rate

Residential vacancy rate is an indicator of the strength of the housing market in a particular area. The economic downturn of 2008 affected the vacancy rate across Indiana. Figure 9 to the right compares the vacancy rates for Indiana, Perry County, Tell City, Cannelton, and Troy for 1990, 2000, and 2010. The effects of the economic downturn can be seen in the increase in vacancy rate between 2000 and 2010. Perry County as a whole did not have a substantial increase in vacancy rate between 2000 and 2010, but was harder hit between 1990 and 2000 than the State’s average.

Table 5 compares the residential vacancy in Perry County to surrounding counties. Perry County is about average for the area. The vacancy rate of Daviess County, Kentucky is nearly half that of Perry County. On the other end, Breckinridge County, Kentucky has a vacancy rate more than twice as high as Perry County.

Table 5: Residential Vacancy Rate

County	2010 Vacancy Rate
Daviess, KY	6.8%
Dubois, IN	7.2%
Harrison, IN	8.1%
Spencer, IN	8.9%
Meade, KY	11.0%
Perry, IN	12.0%
Hancock, KY	12.0%
Orange, IN	14.2%
Crawford, IN	22.0%
Breckinridge, KY	26.4%

source: US Census

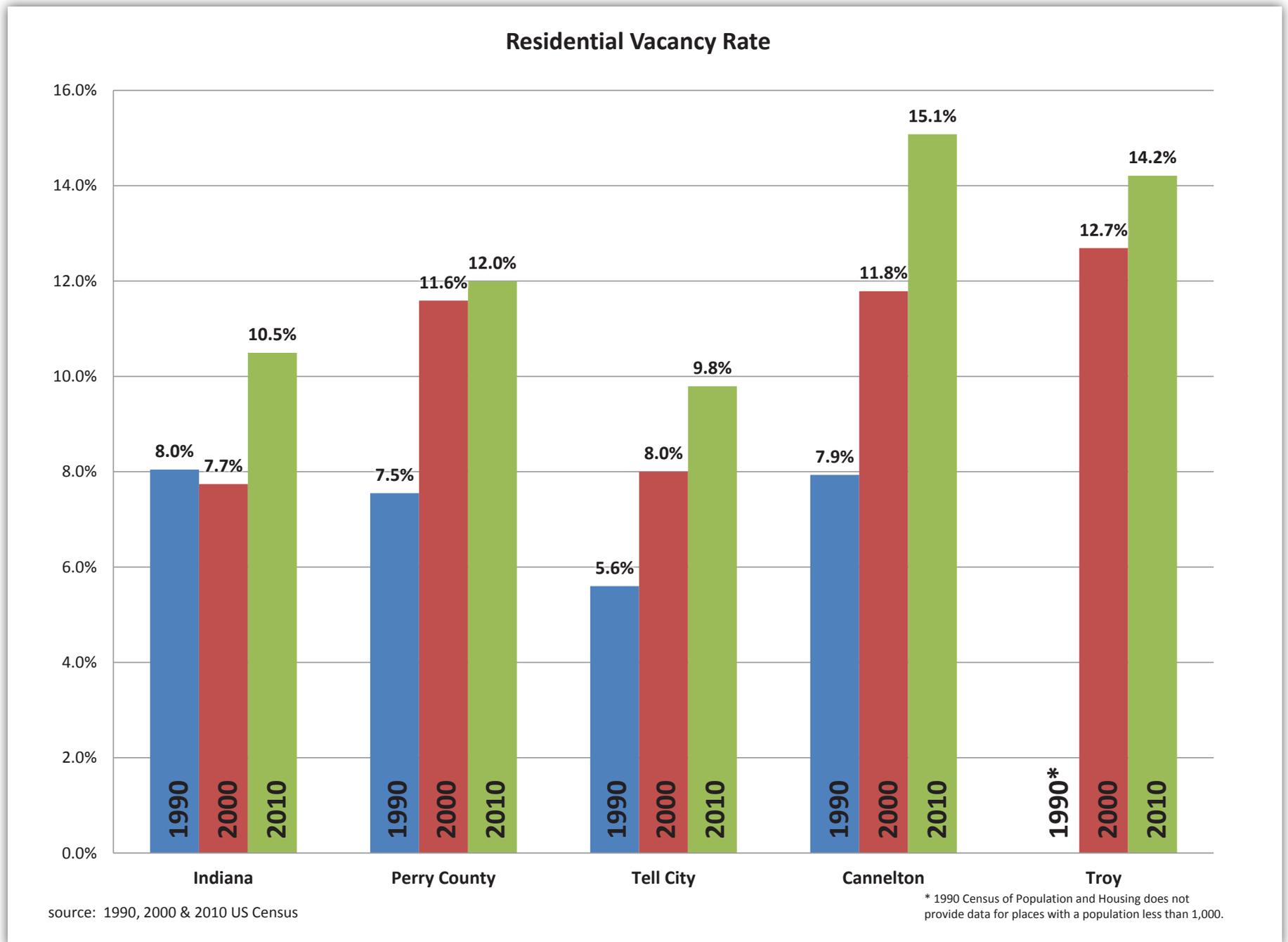


Figure 9: Residential Vacancy Rate

3. Median Household Income

Perry County’s median household income is slightly lower than the Indiana average, but it has stayed more constant over the past few decades than the Indiana average. Figure 10 shows the median household income of Indiana, Perry County, Tell City, Cannelton, and Troy for 1990, the 2006-2010 American Community Survey, and the 2008-2012 American Community Survey. The numbers have been converted to 2010 constant dollars. The County’s median household income has basically stayed constant over the past 30 years. Troy and Tell City have also had a steady median household income. Cannelton’s median household income has dropped significantly between 1990 and the 2008-2012 American Community Survey data.

Table 6 to the right compares the median household income for Perry County with surrounding counties. This data is from the 2008-2012 American Community Survey and has been adjusted to 2010 constant dollars. Perry County is basically average for the area, with Spencer County’s median income being more than \$7,000 higher and Orange County’s being more than \$9,000 less.

Table 6: Median Household Income Comparison

County	2008-2012 ACS Median Household Income (2010 dollars)
Spencer, IN	\$52,076
Dubois, IN	\$51,446
Harrison, IN	\$49,562
Hancock, KY	\$46,411
Perry, IN	\$44,763
Meade, KY	\$43,336
Daviess, KY	\$43,220
Crawford, IN	\$38,015
Breckinridge, KY	\$37,700
Orange, IN	\$35,530

source: American Community Survey

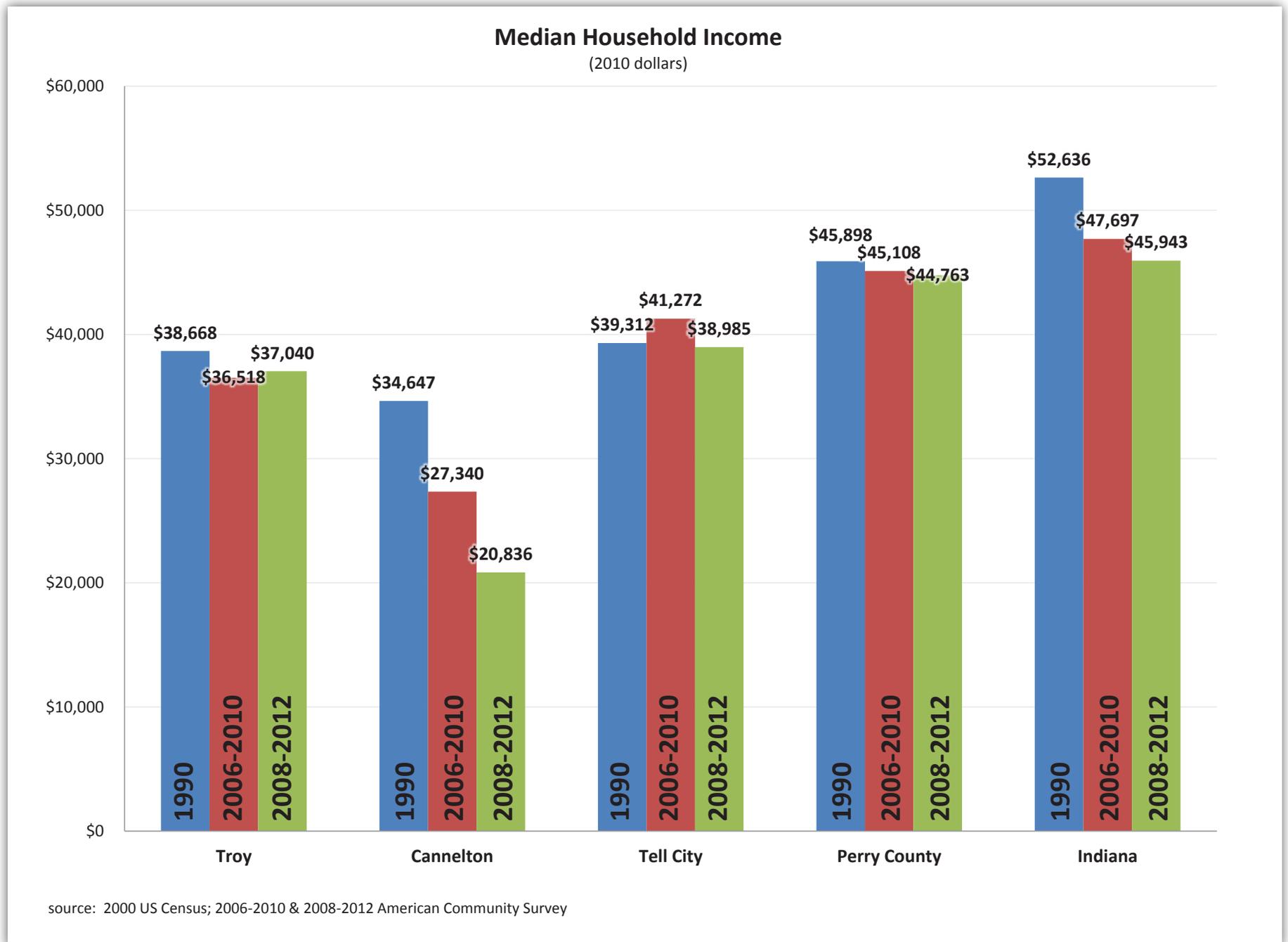


Figure 10: Median Household Income

4. Poverty

The percentage of individuals in poverty increased across the state of Indiana between 2010 and 2012, from 13.5% to 14.7%. However, in Perry County, the percentage decreased from 10.4% to 9.9% during that same time period. (The American Community Survey (ACS) averages a sampling of data over a 5-year period. Therefore, the actual 2010 and 2012 percentages of individuals in poverty is an estimate.) The box to the right explains how poverty is calculated in the American Community survey.

Figure 11 shows the percentage of individuals in poverty for Indiana, Perry County, Tell City, Cannelton, and Troy. The percentage of individuals in poverty in Tell City is nearly the same percentage as Perry County. However, Troy, and especially Cannelton, are much higher than the county.

Table 7 compares Perry County to other counties in the region for the percentage of individuals in poverty. Only Dubois County has a lower percentage of individuals in poverty of all surrounding counties.

Table 7: Individuals in Poverty Comparison

County	2008-2012 ACS Individuals in Poverty
Dubois, IN	7.9%
Perry, IN	9.9%
Harrison, IN	11.4%
Spencer, IN	12.5%
Hancock, KY	12.8%
Daviess, KY	14.9%
Meade, KY	15.7%
Orange, IN	19.0%
Crawford, IN	19.6%
Breckinridge, KY	21.4%

source: American Community Survey

How Poverty is Calculated in the American Community Survey

Poverty statistics presented in ACS reports and tables adhere to the standards specified by the Office of Management and Budget in Statistical Policy Directive 14. The Census Bureau uses a set of dollar value thresholds that vary by family size and composition to determine who is in poverty. Further, poverty thresholds for people living alone or with nonrelatives (unrelated individuals) and two-person families vary by age (under 65 years or 65 years and older).

If a family's total income is less than the dollar value of the appropriate threshold, then that family and every individual in it are considered to be in poverty. Similarly, if an unrelated individual's total income is less than the appropriate threshold, then that individual is considered to be in poverty. The poverty thresholds do not vary geographically. They are updated annually to allow for changes in the cost of living (inflation factor) using the Consumer Price Index (CPI).

Poverty status was determined for all people except institutionalized people, people in military group quarters, people in college dormitories, and unrelated individuals under 15 years old. These groups were excluded from the numerator and denominator when calculating poverty rates.

Since the ACS is a continuous survey, people respond throughout the year. Because the income items specify a period covering the last 12 months, the appropriate poverty thresholds are determined by multiplying the base-year poverty thresholds (1982) by the monthly inflation factor based on the 12 monthly CPIs and the base-year CPI.

Poverty Thresholds

The list below from the U.S. Census includes the annual salary threshold for poverty by family size. Families that make less than this threshold are considered to be in poverty.

Family Size	Annual Salary Threshold
1 Person	\$11,720
2 People	\$14,937
3 People	\$18,284
4 People	\$23,492
5 People	\$27,827
6 People	\$31,471

Information from the US Census website:
<http://www.census.gov/hhes/www/poverty/poverty-cal-in-acs.pdf>

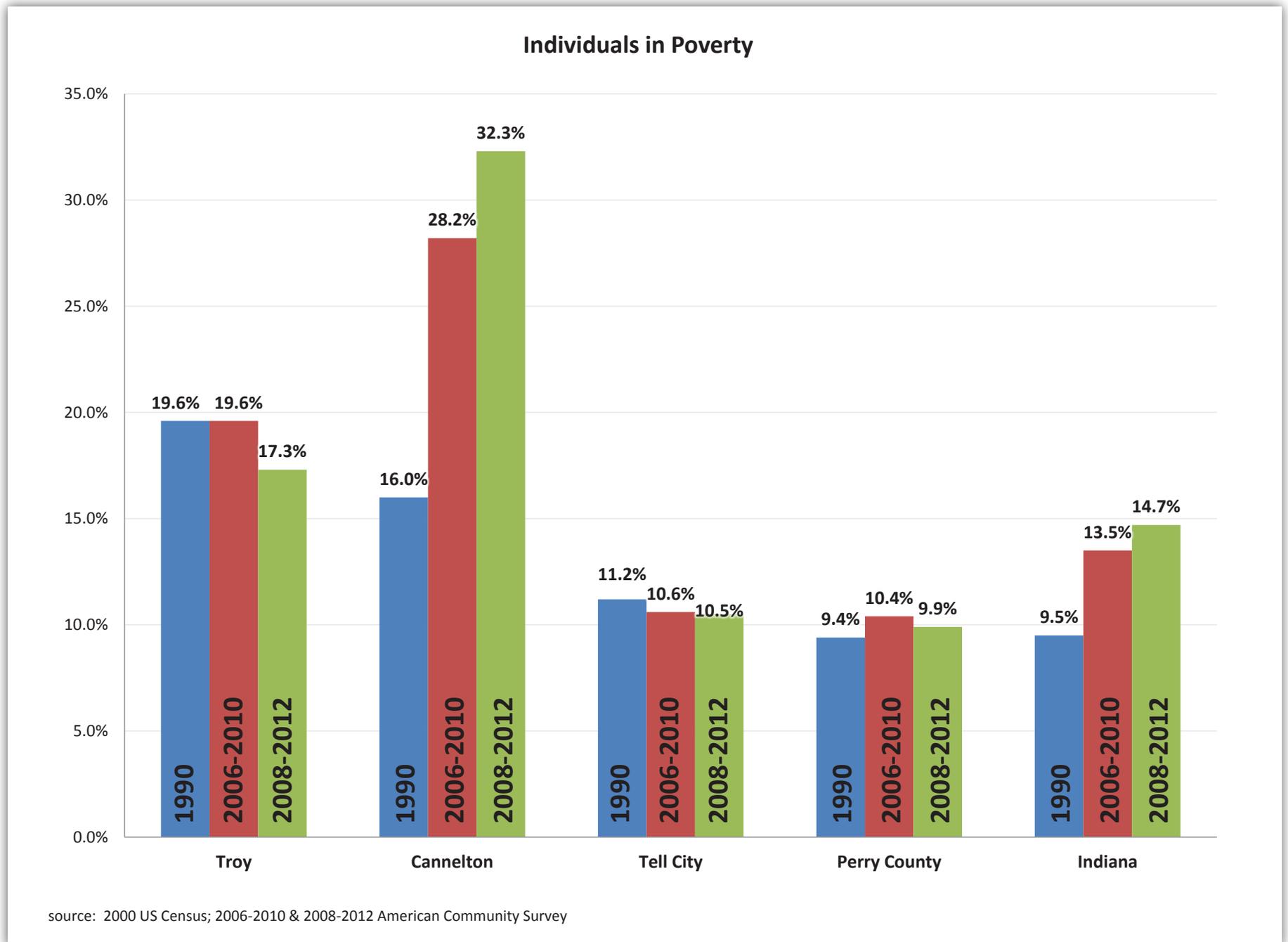


Figure 11: Poverty

5. Median Housing Value and Rent

The median value of housing in Perry County is lower than the average for the entire State. However, this does not necessarily mean that housing is more affordable for Perry County residents. The median housing value in relation to household income is considered affordable if the ratio is 3.0 or less.

In Indiana, the median housing value of \$123,400 and the median household income of \$45,943 equates to a housing to income ratio of 2.69. In Perry County, the median housing value of \$96,400 and the median household income of \$44,763 equates to a housing to income ratio of 2.15. Therefore, housing in Perry County is more affordable to the average resident than the State average. Figure 12 shows the median housing value for Indiana, Perry County, Tell City, Cannelton, and Troy.

Table 8 compares the median housing value in Perry County to nearby counties. Perry County is just below the average for the region. The median housing value for Perry County is approximately \$35,000 less than the Dubois County median housing value which is the highest in the region, and approximately \$15,000 higher than Breckinridge County, Kentucky which is the lowest.

Table 8: Median Housing Value Comparison

County	2008-2012 ACS Median Housing Value
Dubois, IN	\$132,200
Harrison, IN	\$125,400
Spencer, IN	\$113,800
Meade, KY	\$111,100
Daviess, KY	\$108,300
Perry, IN	\$96,400
Orange, IN	\$90,200
Hancock, KY	\$90,200
Crawford, IN	\$86,500
Breckinridge, KY	\$81,800

source: American Community Survey

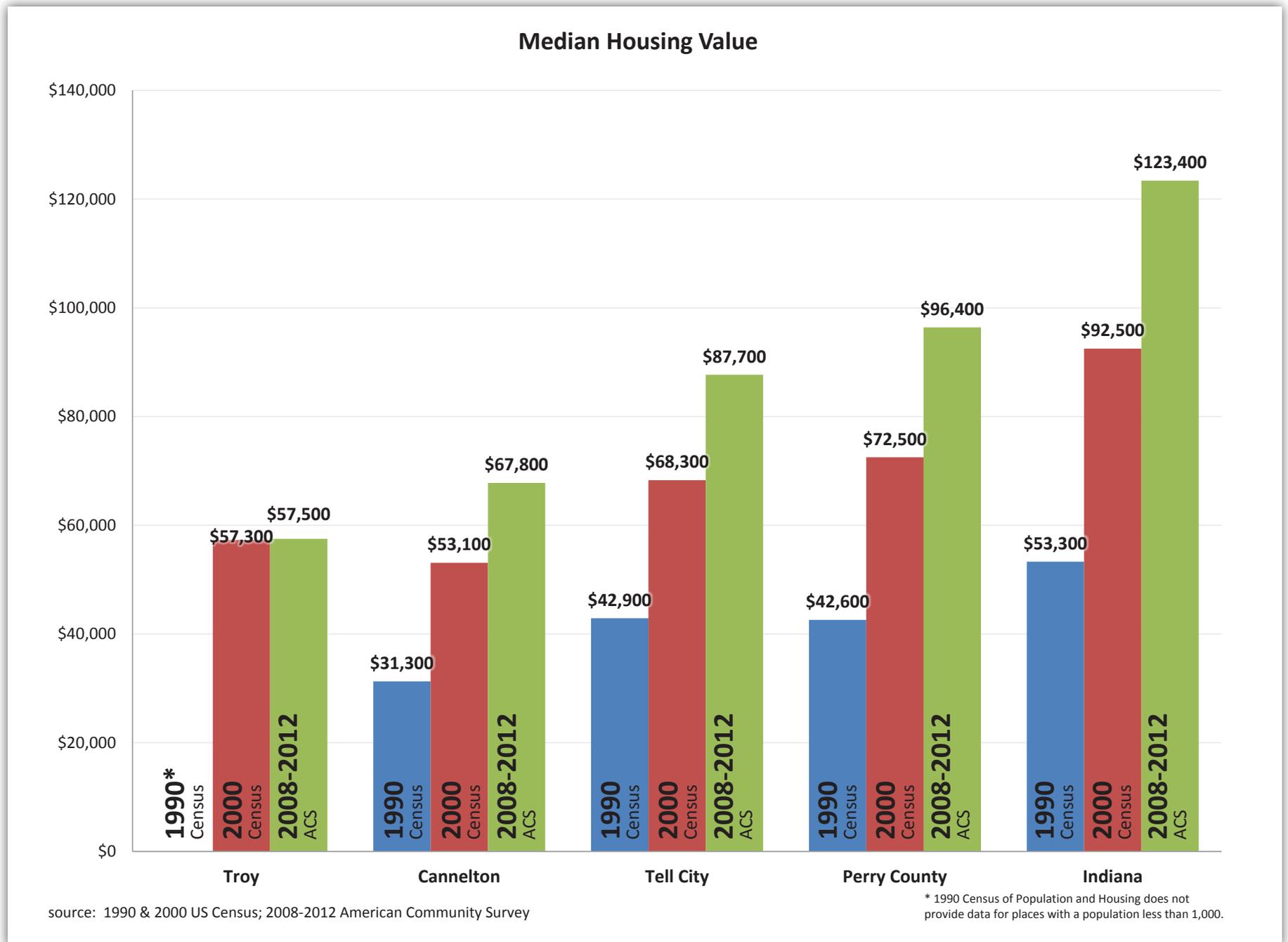


Figure 12: Median Housing Value

6. Median Rent

Similar to median housing value, the affordability of rental housing depends on the median household income. As is the case with housing value, rental housing in Perry County is actually more affordable for Perry County residents than the State’s average. Figure 13 shows the median rent for Indiana, Perry County, Tell City, Cannelton, and Troy. Troy has the highest median rent in the county.

Table 9 compares the median rent of counties in the region. Similar to housing value, Perry County is just below the average for the region. Median rent is approximately \$200 cheaper per month than Meade County, Kentucky which has the highest median rent in the region, and almost \$50 more per month than Breckinridge County, Kentucky which has the lowest median rent.

Table 9: Median Rent Comparison

County	2008-2012 ACS Median Rent
Meade, KY	\$589
Harrison, IN	\$509
Dubois, IN	\$457
Daviess, KY	\$457
Hancock, KY	\$409
Spencer, IN	\$390
Perry, IN	\$388
Orange, IN	\$383
Crawford, IN	\$348
Breckinridge, KY	\$344

source: American Community Survey

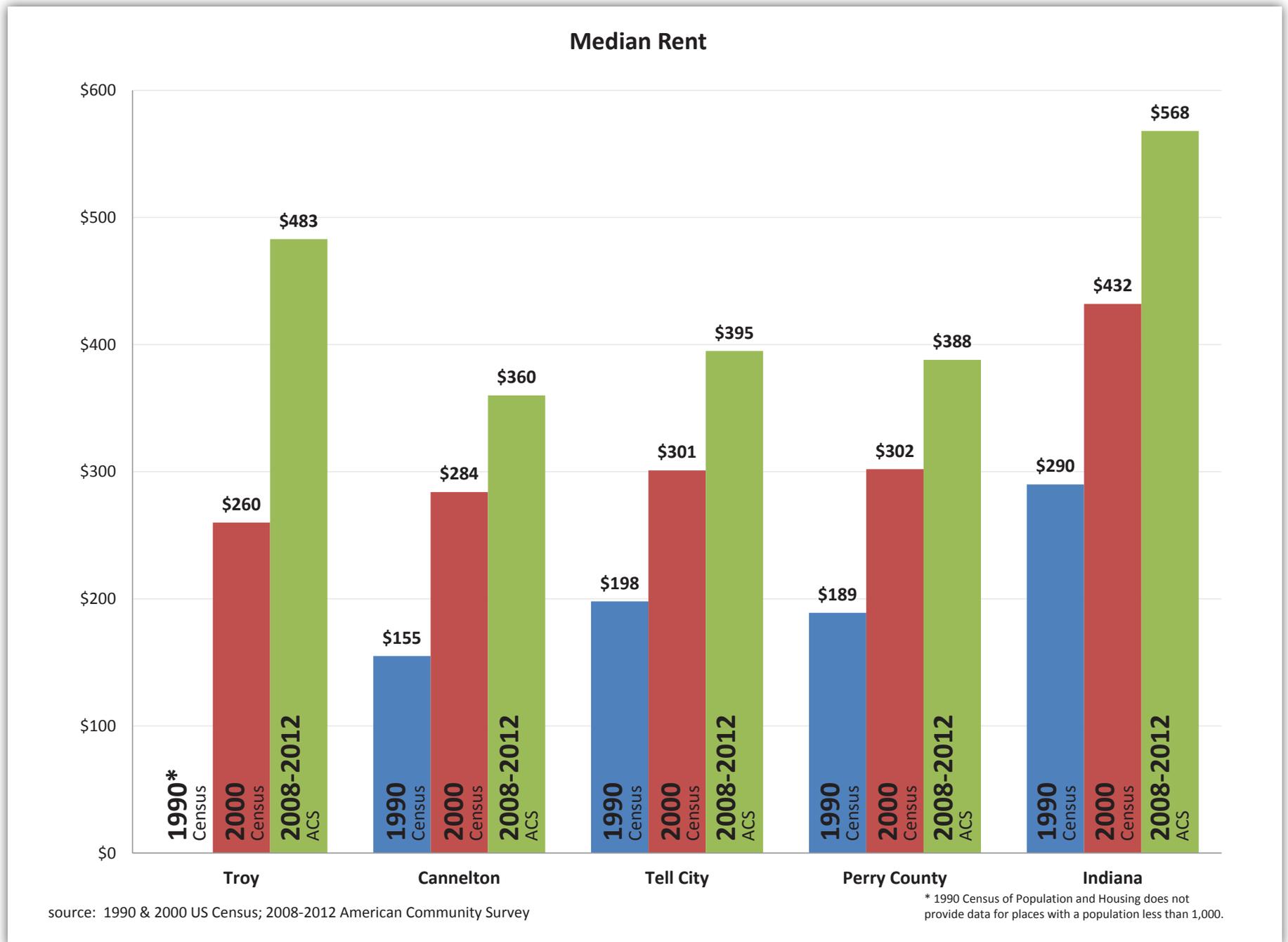


Figure 13: Median Rent

7. Educational Attainment

The percentage of individuals with a high school diploma (or equivalent), associate’s degree, and bachelor’s degree all increased in Perry County between 2000 and 2012. The percentage with a graduate/professional degree slightly decreased. (The American Community Survey (ACS) averages a sampling of data over a 5-year period. Therefore, the actual 2012 percentages may be slightly higher or lower than the 2008-2012 ACS estimate. However, this difference should be small.) Figure 14 shows the percentage of individuals with a high school degree, associate’s degree, bachelor’s degree, and graduate or professional degree for Indiana, Perry County, Tell City, Cannelton, and Troy.

Table 10 below compares educational attainment for all counties surrounding Perry County sorted by percentage of the population over the age of 18 with at least a high school diploma. Perry County is slightly below the average of the region with 82% having at least a high school degree.

Table 10: Educational Attainment Comparison

County	2008-2012 ACS			
	High School Degree or higher	Associate’s Degree	Bachelor’s Degree or higher	Graduate or Professional Degree
Daviess, KY	87.8%	7.9%	19.0%	7.9%
Harrison, IN	86.9%	7.5%	14.5%	4.8%
Spencer, IN	86.6%	9.2%	15.2%	6.9%
Dubois, IN	86.2%	9.1%	19.5%	7.1%
Hancock, KY	86.1%	7.3%	11.4%	4.0%
Meade, KY	85.8%	8.6%	12.3%	5.7%
Perry, IN	82.0%	7.4%	10.2%	4.1%
Crawford, IN	81.1%	5.3%	12.5%	6.5%
Orange, IN	79.5%	5.6%	13.3%	4.8%
Breckinridge, KY	77.1%	6.7%	8.8%	3.6%

source: American Community Survey

Perry County School Corporations

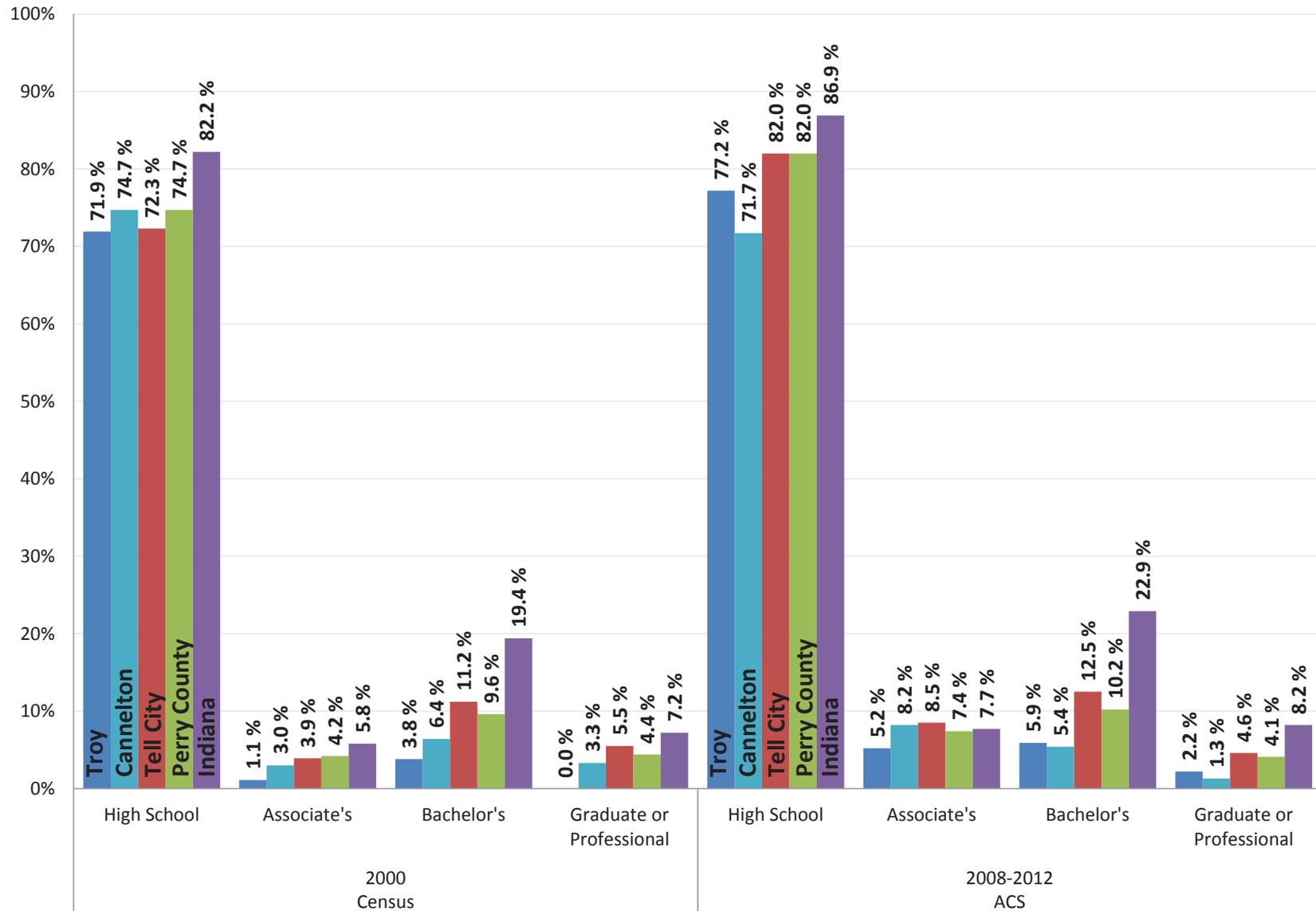
Perry County has three school corporations within its boundaries. The Tell City-Troy Township School Corporation is the largest of the three. The Perry Central Community School Corporation is the only corporation outside of an incorporated city. Below is a list of each school corporation, their schools, and their enrollment from the 2014-2015 school year.

- **Tell City-Troy Township School Corporation**
Enrollment: 1,481 students
 - **William Tell Elementary School (Pre-K through 6th Grade)**
Enrollment: 854 students
 - **Tell City Jr.-Sr. High School (7th Grade through 12th Grade)**
Enrollment: 627 students
- **Perry Central Community School Corporation**
Enrollment: 1,195 students
 - **Perry Central Elementary School (Pre-K through 6th Grade)**
Enrollment: 664 students
 - **Perry Central Jr.-Sr. High School (7th Grade through 12th Grade)**
Enrollment: 531 students
- **Cannelton City School Corporation**
Enrollment: 240 students
 - **Cannelton Elementary & High School (Pre-K through 12th Grade)**
Enrollment: 240 students

Information from the Indiana Department of Education website:
<http://compass.doe.in.gov>

Educational Attainment

(highest degree earned)



source: 2000 US Census; 2008-2012 American Community Survey

Figure 14: Educational Attainment

E. Jobs and Employment

1. Total Employment and Projections

Table 11 below shows the total employment for Perry County and surrounding counties for the years 2000 and 2010, sorted by 2010 total employment. It also shows the 2040 projected total employment from Woods & Poole Economics. Perry County was one of the few counties in the region with a positive growth rate in total employment between 2000 and 2010, although it was relatively small. Woods & Poole Economics projects that total employment will continue to rise at a slow rate through 2040.

Table 11: Total Employment Comparison

County	Total Employment			
	2000	2010	2000-2010 % change	2040
Daviess, KY	54,633	54,700	0.1%	69,721
Dubois, IN	35,384	32,580	-7.9%	39,333
Harrison, IN	16,984	15,896	-6.4%	21,345
Spencer, IN	11,193	9,619	-14.1%	11,993
Orange, IN	9,073	9,483	4.5%	11,803
Perry, IN	8,291	8,348	0.7%	9,402
Meade, KY	6,758	7,097	5.0%	10,175
Breckinridge, KY	6,969	6,990	0.3%	8,926
Hancock, KY	6,309	4,885	-22.6%	6,872
Crawford, IN	4,104	3,764	-8.3%	5,312

source: Woods & Poole Economics, Complete Economic & Demographic Data Source 2015

2. Unemployment Rate

Table 12 below shows the unemployment rate for Perry County and surrounding counties based on the 2008-2012 American Community Survey. Perry County is near the middle with an unemployment rate of 7.4%. The Indiana average for this same period was 9.4% unemployment.

Table 12: Unemployment Rate Comparison

County	2008-2012 ACS Unemployment Rate
Dubois, IN	4.9%
Hancock, KY	6.3%
Daviess, KY	6.8%
Spencer, IN	7.1%
Perry, IN	7.4%
Harrison, IN	9.2%
Orange, IN	9.8%
Crawford, IN	10.8%
Meade, KY	11.2%
Breckinridge, KY	14.6%

source: American Community Survey

3. Commuting

Table 13 shows the commuting pattern comparisons of Perry County and surrounding counties. Two-thirds of the workforce living in Perry County also work in Perry County. This is relatively high for the region. Only Orange County, Daviess County, and Dubois County have a lower percentage of people commuting out of the county for work.

Table 13: Commuting Comparison

County	2008-2012 ACS Commuting Patterns		
	Worked in county of residence	Worked out of county of residence	Worked out of State of residence
Dubois, IN	87.3%	12.3%	0.4%
Daviess, KY	86.4%	8.4%	5.2%
Orange, IN	67.4%	29.8%	2.9%
Perry, IN	66.0%	26.2%	7.7%
Breckinridge, KY	55.3%	35.9%	8.8%
Hancock, KY	50.7%	29.0%	20.3%
Spencer, IN	47.8%	42.7%	9.4%
Crawford, IN	42.0%	46.6%	11.4%
Harrison, IN	41.4%	27.2%	31.4%
Meade, KY	33.0%	60.2%	6.7%

source: American Community Survey



CHAPTER 3: EXISTING CONDITIONS

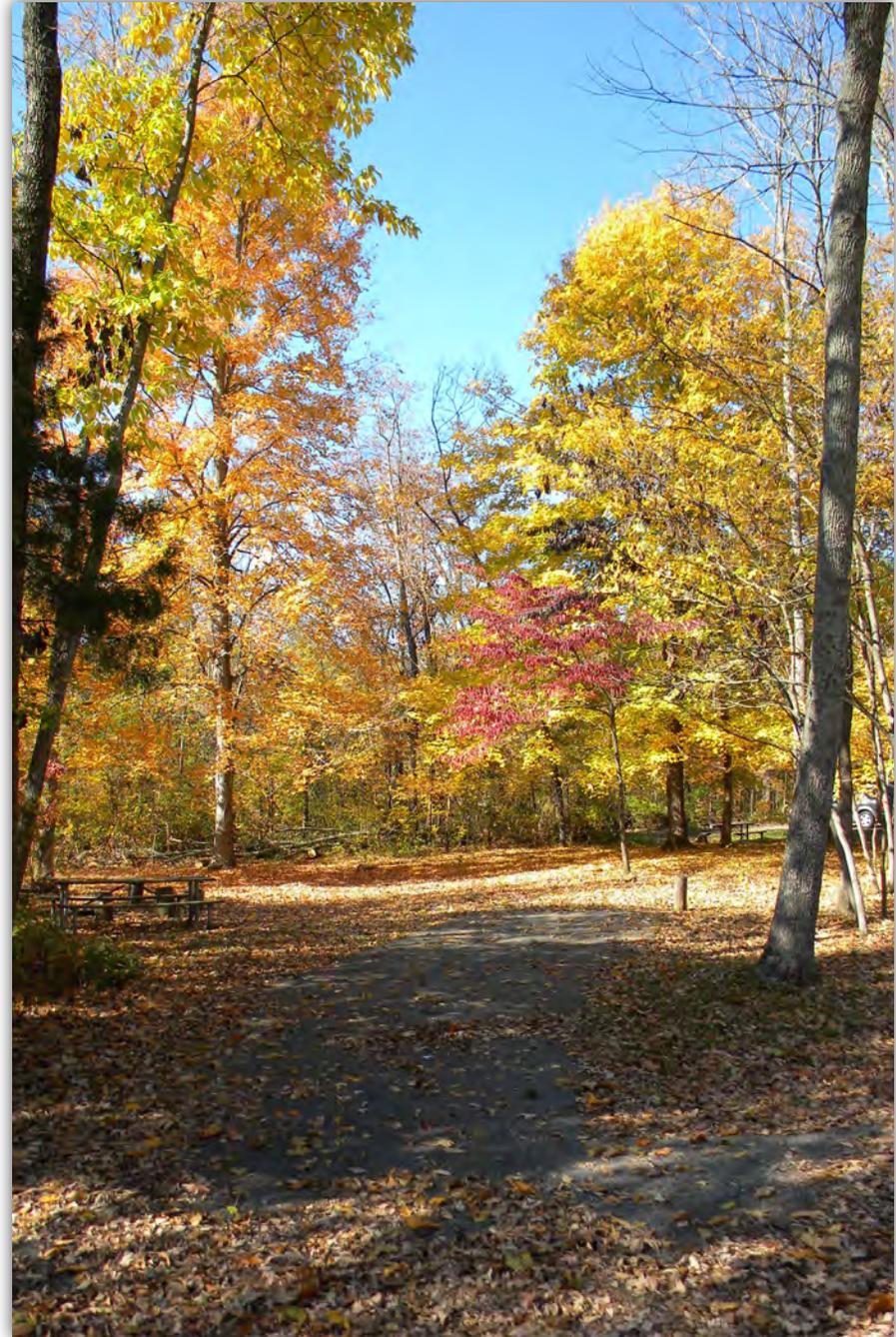


A. Recreational Areas

Perry County includes approximately 64,000 acres of publicly owned land, including nearly 60,000 acres of the Hoosier National Forest. More than one-fourth of the total 202,000 acres of the Hoosier National Forest is located in Perry County.

More than one-fourth of the county's total land area is a publicly owned recreational area. The majority of these areas are open to the public for hiking and bike riding. There are also several areas available for camping. The Hoosier National Forest's five man-made lakes provide for various recreational activities.

The county also has numerous public access sites to the Ohio River for boating and fishing. There is also a public fishing site on the Anderson River near Troy. The Perry County Convention and Visitors Bureau website lists multiple recreational opportunities in the county, including boating, fishing, hunting, hiking, camping, mountain biking, bicycling, and horseback riding. Visit their website at www.perrycountyindiana.org for more information about the county's many recreational opportunities.



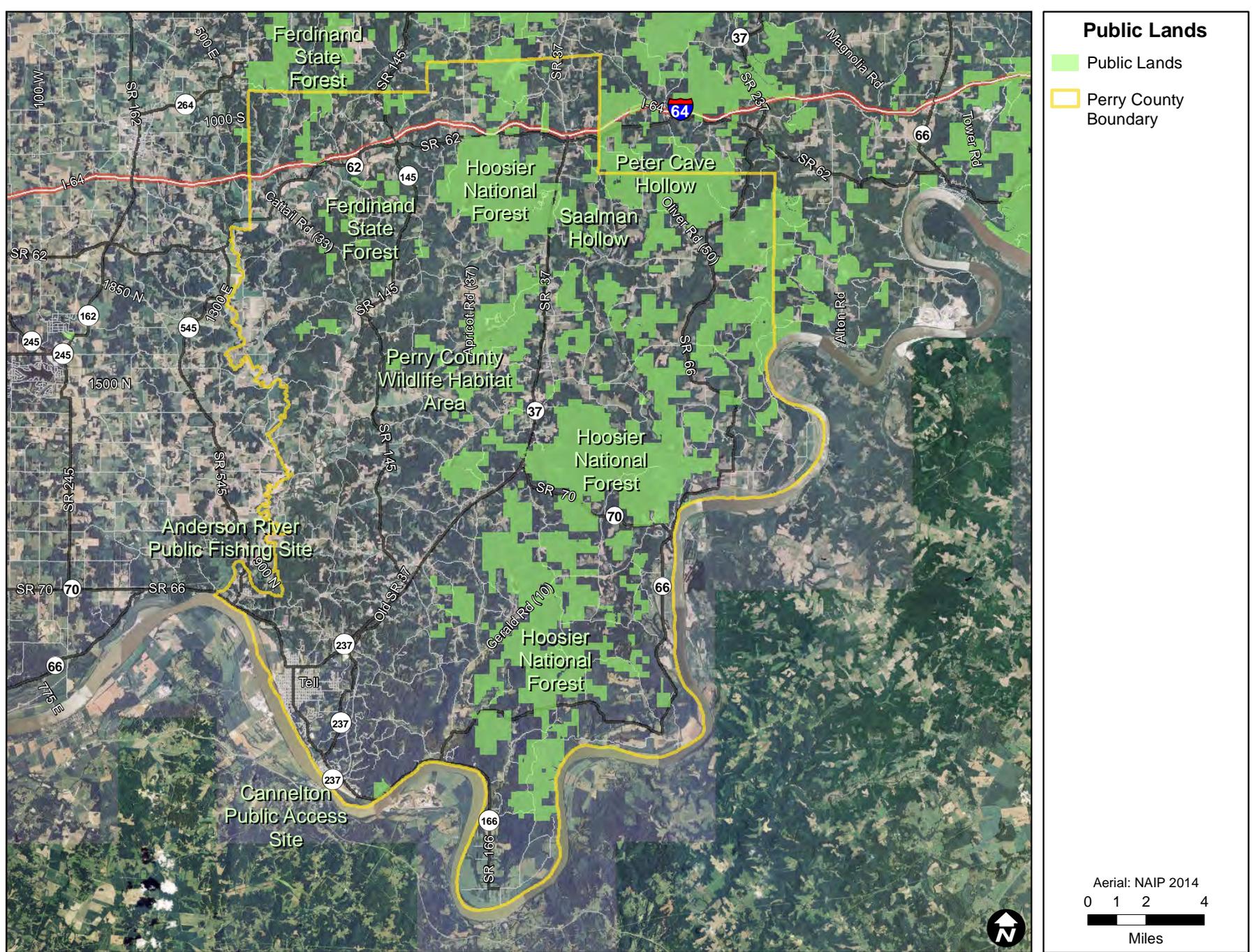


Figure 15: Public Lands

B. Infrastructure

1. Drinking Water

Based on data gathered from the Indiana Public Water Supply Database on the Indiana Department of Environmental Management website, there are six public water systems serving residents and businesses of Perry County. These systems include the And-Tro Water Authority, Cannelton Utilities, Patoka Lake Regional Water, Tell City Water Department, Troy Township Water Association, and Troy Water Utility. The primary source for the majority of these systems is ground water. Patoka Regional Water utilized surface water. And-Tro utilizes both ground and surface water.

2. Sanitary Sewer

There is only one public sanitary sewer system in Perry County. The Tell City Sewer Department serves all residents and businesses in Tell City, Cannelton, Troy, and areas throughout Perry County. Perry Central Elementary and Jr.-Sr. High School and the Branchville Correctional Facility are all connected to the Tell City sewer system.

3. Electric

There are four electric utility providers in Perry County serving residents and businesses. The majority are served by Southern Indiana Power. The three incorporated communities of the county have individual electric utility service for their community, including the Tell City Electric Department, Troy Municipal Electric, and Cannelton Utilities.

4. Natural Gas

Natural gas is provided to all residents of Perry County by the Ohio Valley Gas Corporation.

5. Broadband

Wired and wireless broadband service is provided by several providers in Perry County. Based on the website www.indianabroadbandmap.com created by the Indiana Office of Technology, the following companies provide wired and wireless broadband service to residents of Perry County. Below each provider is the range of download speeds and upload speeds available from that provider.

a. Wired

- Provider: AT&T
 - Technology: Asymmetric xDSL
 - Download Speeds: 768 kbps - 25 mbps
 - Upload Speeds: 200 kbps - 1.5 mbps
- Provider: Comcast
 - Technology: Cable Modem – DOCSIS 3.0
 - Download Speeds: 100 mbps - 1 gbps
 - Upload Speeds: 10 mbps - 25 mbps
- Provider: Indiana Fiber Network
 - Technology: Optical Carrier/Fiber to the End User
 - Download Speeds: >= 1 gbps
 - Upload Speeds: 25 mbps - 50 mbps
- Provider: Perry-Spencer Communications, Inc.
 - Technology: Asymmetric xDSL
 - Download Speeds: 3 mbps - 10 mbps
 - Upload Speeds: 768 kbps - 1.5 mbps
 - Technology: Optical Carrier/Fiber to the End User
 - Download Speeds: 10 mbps- 25 mbps
 - Upload Speeds: 1.5 mbps- 25 mbps

b. Wireless

- Provider: AT&T Mobility
 - Technology: Terrestrial Mobile Wireless
 - Download Speeds: 1.5 mbps - 25 mbps
 - Upload Speeds: 768 kbps - 6 mbps
- Provider: FULLnet
 - Technology: Terrestrial Fixed Wireless - Unlicensed
 - Download Speeds: 1.5 mbps - 3 mbps
 - Upload Speeds: 200 kbps - 768 kbps
- Provider: Perry-Spencer Communications, Inc.
 - Technology: Terrestrial Fixed Wireless - Unlicensed
 - Download Speeds: 3 mbps - 6 mbps
 - Upload Speeds: 768 kbps - 1.5 mbps
- Provider: Sprint
 - Technology: Terrestrial Mobile Wireless
 - Download Speeds: 768 kbps - 10 mbps
 - Upload Speeds: 200 kbps - 3 mbps
- Provider: T-Mobile
 - Technology: Terrestrial Mobile Wireless
 - Download Speeds: 1.5 mbps - 10 mbps
 - Upload Speeds: 200 kbps - 3 mbps
- Provider: Verizon Wireless
 - Technology: Terrestrial Mobile Wireless
 - Download Speeds: 768 kbps - 25 mbps
 - Upload Speeds: 200 kbps - 6 mbps

C. Environment

1. Development Constraints

Development constraints are natural or man-made features in a community that can hinder development in one way or another. These constraints include, but are not limited to:

- Elevation/steep slopes,
- State and Federally owned lands,
- County parks,
- Creeks/streams,
- Wetlands, and
- Floodplains.

All development constraints in Perry County are shown in Figure 16. Each constraint is further detailed in subsequent sections

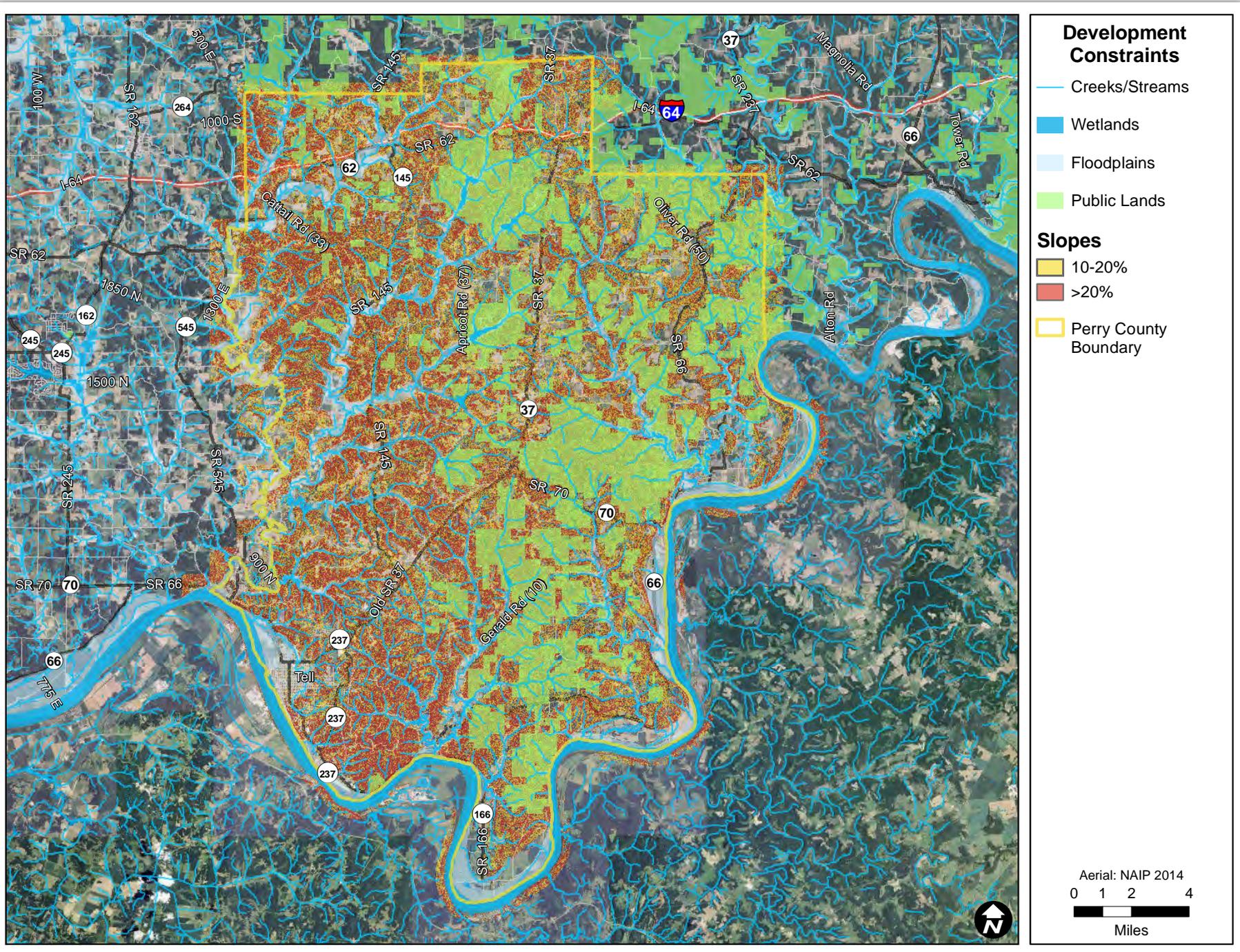


Figure 16: Development Constraints

2. Elevation

The elevation of a parcel of land can either hinder its development or increase its value. Low lying areas may be subject to flooding. Highly elevated areas could create scenic views, but could cause difficulty in developing the land. The most ideal areas for development are those on high and flat ground. Figure 17 shows the elevation of land in Perry County. The flattest areas and most ideal for development are in and around Tell City, Troy, and Cannelton and along the Ohio River. The rest of the county has a range of elevations. Caution should be taken when developing areas with extreme elevation changes.

3. Steep Slopes

Extreme differences in elevation from one area to the next can cause extremely steep slopes. Figure 18 depicts the steep slopes in and around Perry County. Steep slopes are those with an elevation change greater than 10%. These steep slopes can hinder development by making it undevelopable or expensive to prepare for development. The elevation map shows steep slopes throughout Perry County. Areas with steep slopes are not impossible to develop, but certain measures would be needed in order to develop the land.

4. Water Features

Wetlands and floodplains can greatly affect the ability to develop in particular areas. Figure 19 shows the location of creeks, streams, wetlands, and floodplains within Perry County.

The Ohio River flows along the southern and eastern edges of Perry County. Some areas around the Ohio River include floodplains that are inundated when the river rises. Development should be limited in these areas that are prone to flooding.

The Anderson River flows along the western edge of the county and also includes some areas prone to flooding. The Anderson River tributaries, including the Middle Fork of the Anderson River, Kraus Creek, Theis Creek, Sulphur Fork Creek, and others flow into the county and also include floodplain areas.

Other creeks and streams in the county include Deer Creek, Little Deer Creek, East Deer Creek, Poison Creek, Oil Creek, Little Oil Creek, and several other small tributaries. These creeks and streams do not greatly affect development, but caution should be taken to ensure that structures are outside of flood prone areas.

Wetlands are often located near stream beds, but can also occur in low lying areas. Structures should not be built on or near wetlands.

Water features do not exclude development, and in fact, they often create desirable areas to build near. However, before building in areas near water, it is important to check if the site is suitable for development and if there is potential for flooding.

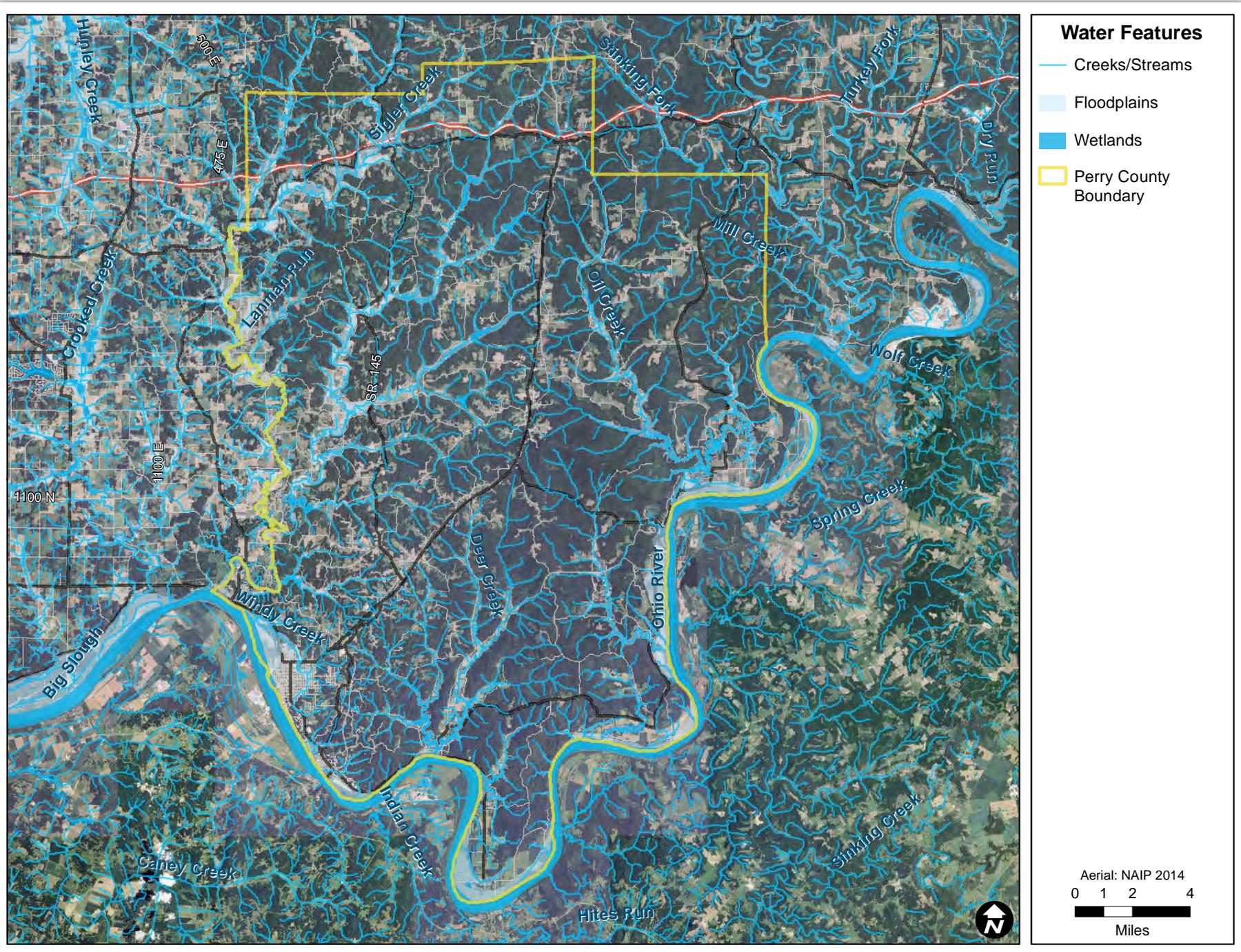


Figure 19: Water Features

D. Transportation

1. Roadways

Roadways are classified according to the function they perform, either to serve property or carry through-traffic. Below is a list of the functionally classified roads in the Perry County Planning Area. To the right is an explanation of each classification.

a. Interstates, Freeways, Expressways

Interstate 64 is the only Interstate, Freeway, or Expressway in Perry County. It runs east-west along the northern portion of the county.

b. Principal Arterials

SR 37 running from Tell City, then north to I-64 is a Principal Arterial. SR 66 is also a Principal Arterial from the northern boundary of Tell City to SR 237 in Cannelton.

c. Minor Arterials

SR 66 is a Minor Arterial from the Spencer County line to the northern boundary of Tell City and from SR 237 in Cannelton to its southeastern boundary.

d. Collector Streets

There are multiple Major Collectors throughout Perry County, including SR 66 from Cannelton to Crawford County, SR 70, SR 62, SR 145, and multiple county roads.

There are also a few Minor Collectors, including SR 166 and a few county roads.

e. Local Streets

All other streets and roads not classified in these categories are classified as local streets.

Functional Classification of Roadways

Interstates, Freeways, and Expressways are the highest category of arterial streets and serve the major portion of through-traffic. They carry the longest trips at the highest speeds, and are designed to carry the highest volumes. Interstates are fully-controlled access facilities that are grade-separated with other roads. Freeways are non-interstate, fully-controlled access facilities that are grade-separated from all other roads. Expressways are partially-controlled access facilities that may have occasional at-grade intersections.

Principal Arterials are the highest category of arterial streets without grade separation. This functional class complements the freeway/expressway system in serving through-traffic. Although Principal Arterials may lack access control, some level of access control is highly desirable such as the minimum spacing of intersections with public roads and the control of driveway entrances. For Principal Arterials, maintaining traffic carrying capacity for through-traffic is more important than providing access to abutting property.

Minor Arterials, the lowest category of arterial streets, serve trips of moderate length and offer a lower level of mobility than Principal Arterials. This class augments the Major Arterials by distributing traffic to smaller geographic areas and linking cities and counties to form an integrated network providing interstate highway and inter-county service. Minor Arterials provide urban connections to rural collectors.

Collector Streets serve as the link between local streets and the arterial system. These streets provide both access and traffic circulation within residential, commercial, and industrial areas. Moderate to low traffic volumes are characteristic of these streets. In rural areas, the Major Collectors provide service to county seats, larger counties (2,500 or more persons), and other major traffic generators that are not served by arterials. These roads serve the most important intra-county corridors. Minor Collectors link local roads in rural areas and serve the smallest rural communities (fewer than 2,500 persons).

Local Streets are all streets not designated as collectors or arterials. Primarily serving abutting properties, local streets provide the lowest level of mobility and, therefore, exhibit the lowest traffic volumes. Through-traffic on local streets is deliberately discouraged. This class of street is not part of any county or county thoroughfare network, and is not eligible for federal aid with the exception of bridges and bikeway/walkway facilities.

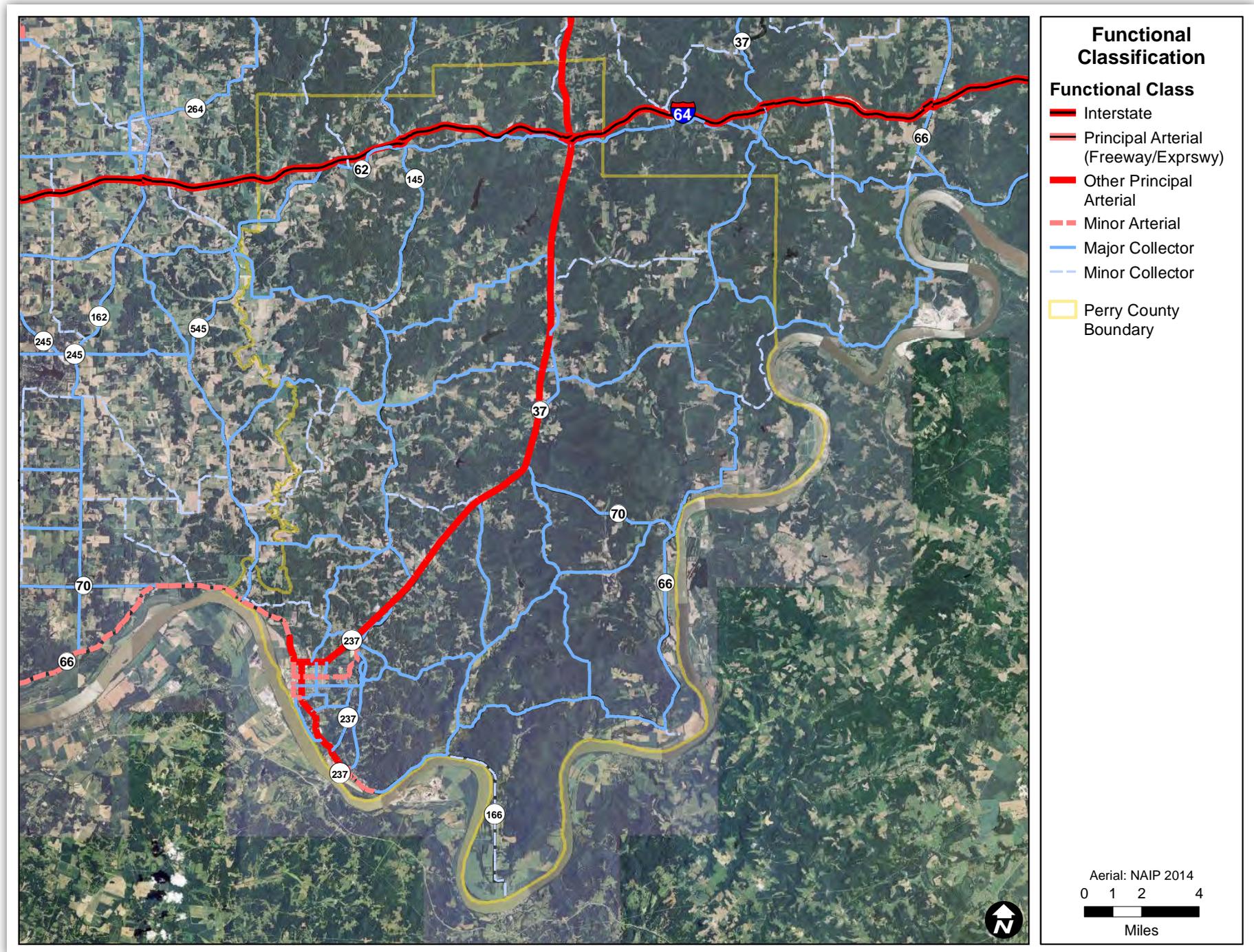


Figure 20: Roadway Functional Classification

2. Trails/Walkways

There are approximately 80 miles of trails throughout Perry County, primarily located in sections of the Hoosier National Forest. These trails are for walking, hiking, and mountain bike riding. There are also some trails dedicated to horseback riding. There are two fully paved trails in Perry County, both in Tell City. The Tell City Riverwalk (also known as the Sunset Park trail) runs along the Ohio River. Windy Creek Trail runs along Windy Creek in Hagedorn Park.

Not included in that 80 miles of trails, is 70 miles of the American Discovery Trail. The American Discovery Trail is the only coast-to-coast, non-motorized recreation trail in the United States. There are more than 6,800 miles of the American Discovery Trail in 15 different states. The trail starts at Cape Henlopen State Park in Delaware and ends at Limantour Beach on the Pacific Ocean in San Francisco. The trail splits into two separate trails near the Ohio and Indiana border near Cincinnati and comes back together in Colorado, making Indiana one of just a few states with two sections of the American Discovery Trail. One section goes to the northern part of the state and the other stays near the Ohio River.

Within Perry County, the trail splits into two sections at two different locations, making it one of the only counties in the United States with two sections of the American Discovery Trail. In some parts of the county, the trail follows existing trails within the Hoosier National Forest. For much of the county, the trail follows State Roads with low traffic, such as SR 70 and SR 145, and along county roads.

Perry County Trails

Trail Name	Miles*
Buzzard Roost Trail	0.6
German Ridge Trail	21
German Ridge Lake Trail	2
Morgan Ridge East Trail	6.5
Morgan Ridge West Trail	11.5
Oriole Trail	15.5
Saddle Lake Trail	2
Tell City Riverwalk (Sunset Park Trail)	1.2
Tipsaw Trail	5.5
Two Lakes Loop Trail	14.5
Celina Interpretive Trail	0.7
Windy Creek Trail	0.7
County Total	81.7

* Length in miles is approximate based on GIS data.

Table 14: Perry County Trails

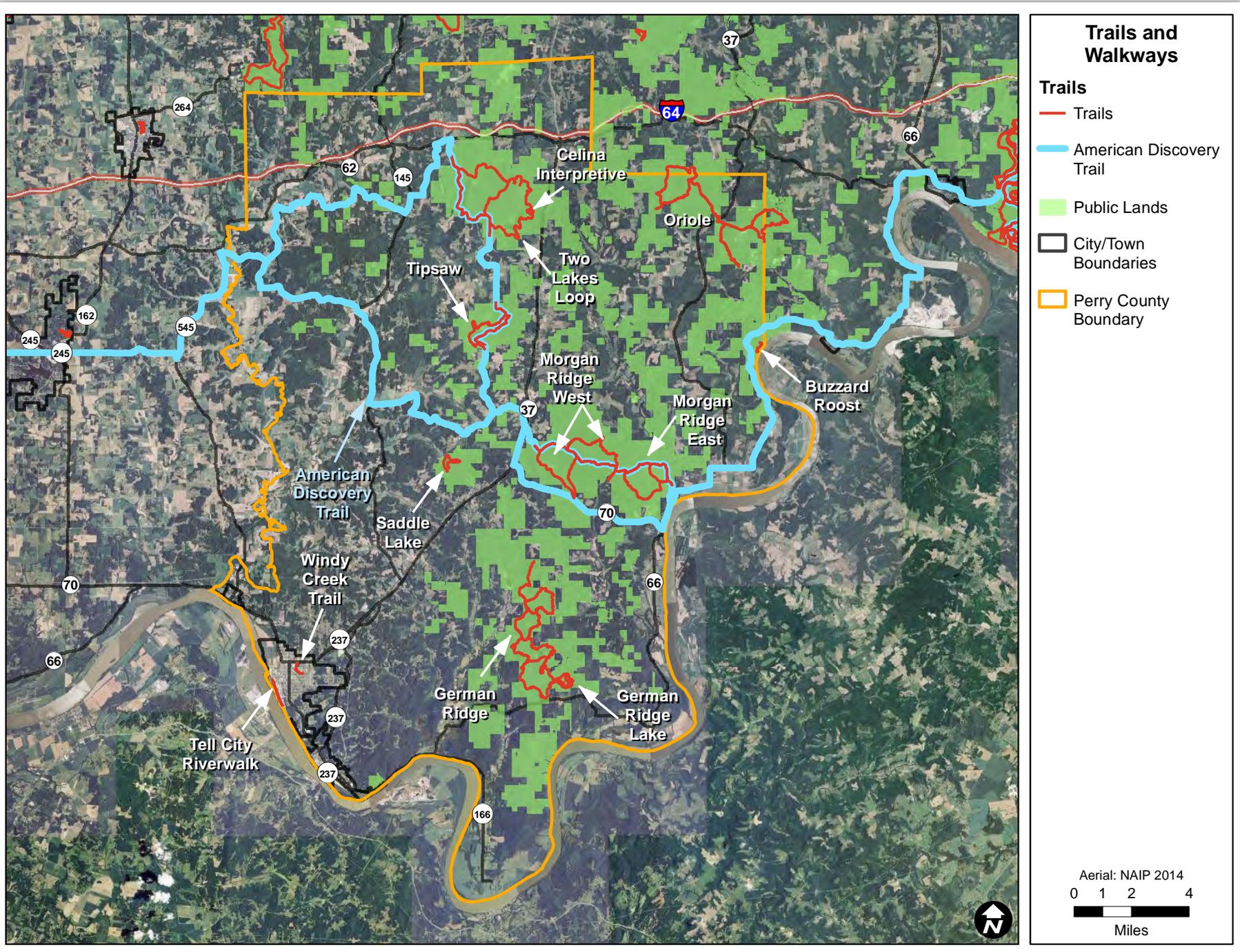


Figure 21: Trails and Walkways

E. Existing Land Use

The Existing Land Uses in Perry County were derived from the Perry County parcel database supplied by WTH Engineering, a GIS company who developed the County’s online GIS mapping (perry.in.wthgis.com). The parcel database includes a property classification for every parcel in the county with more than 80 different classification types.

Using these classification types, the existing land uses in the Planning Area were developed. The property classifications were merged into six land use categories: Agricultural, Residential, Commercial, Industrial, Parks and Recreation, and Government/Other Exempt. Details about each land use category follow. Table 14 shows the categories and number of acres for each category in the unincorporated area of Perry County, excluding the extraterritorial planning jurisdiction of Tell City and Cannelton. (Total acres are approximate based on acres calculated by GIS software and excludes road and rail right-of-way.) Figure 22 shows the existing land uses in Perry County.

1. Agricultural

The agricultural land use category includes land used for farming, forested (and not within public land), and large areas of undeveloped land throughout unincorporated Perry County. The majority of the land outside of Tell City, Cannelton, Troy, and the extraterritorial planning areas of the county is in the agricultural category. More than 150,000 acres and two-thirds of the land is agricultural.

Existing Land Use

(in unincorporated Perry County)

	Acres	% of Total
Agricultural	151,970	67.2%
Residential	7,970	3.5%
Commercial	340	0.2%
Industrial	290	0.1%
Parks and Recreation	63,680	28.2%
Government/Other Exempt	1,950	0.9%
Total	226,200	100%

Table 15: Existing Land Use

2. Residential

The residential land use category includes single family homes, mobile homes, and multi-family housing. There are approximately 8,000 acres of residential land uses, which make up almost 4% of the total unincorporated land area. The majority of this housing is single family homes and a range of lot sizes. Clusters of residential uses are located in the southwestern portion of the county near Tell City and Cannelton. There are also several areas of residential uses scattered along or near SR 37, SR 66, and SR 145. Residential uses are also located in the small unincorporated communities throughout Perry County, including Derby, Leopold, Magnet, Rome, St. Croix, Tobinsport, and many others.

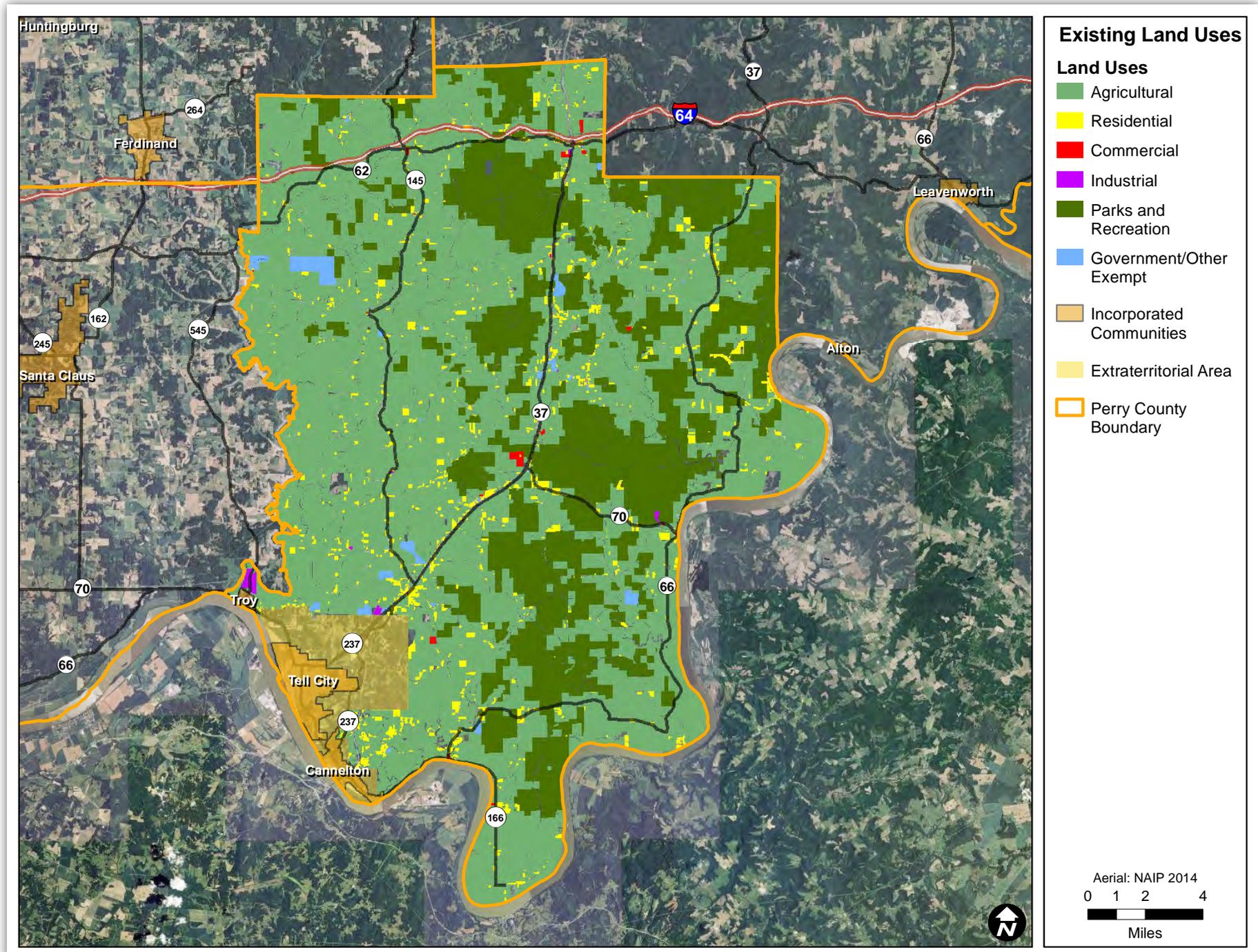


Figure 22: Perry County Existing Land Use

3. Commercial

The commercial land use category includes professional offices, retail stores, and service businesses. This category is approximately 340 acres or about 0.2% of the unincorporated land area. Commercial uses are scattered throughout the county and consist mostly of small businesses in unincorporated communities and along SR 37, especially near the I-64 interchange.

4. Industrial

The industrial land use category includes large and small manufacturing businesses throughout the county. This category is approximately 290 acres or about 0.1% of the unincorporated land area. The majority of the industrial uses are located in the Tell City Industrial Park north of the incorporated boundary of Troy. A few other industrial sites are located throughout the county and just beyond Tell City's extraterritorial planning area.

5. Parks and Recreation

The parks and recreation category includes all publicly owned land in the county. This is the second largest land use category behind agricultural land. There are nearly 64,000 acres of land in this category which is approximately 28% of the total unincorporated land area in the county. The majority of this land, approximately 60,000 acres, is in the Hoosier National Forest. Other publicly owned land includes the Ferdinand State Forest and Perry County Wildlife Habitat Area. More information about parks and recreation areas in the county can be found in the Parks and Recreation section earlier in this chapter.

6. Government/Other Exempt

The government/other exempt category includes all land owned by the county or state that is not part of the parks and recreation category, including Branchville Prison. It also includes churches, cemeteries, Perry Central Elementary School and Jr.-Sr. High School, and any other non-profits and organizations. This category is nearly 2,000 acres and makes up almost 1% of the unincorporated area of the county.



CHAPTER 4: PUBLIC INVOLVEMENT



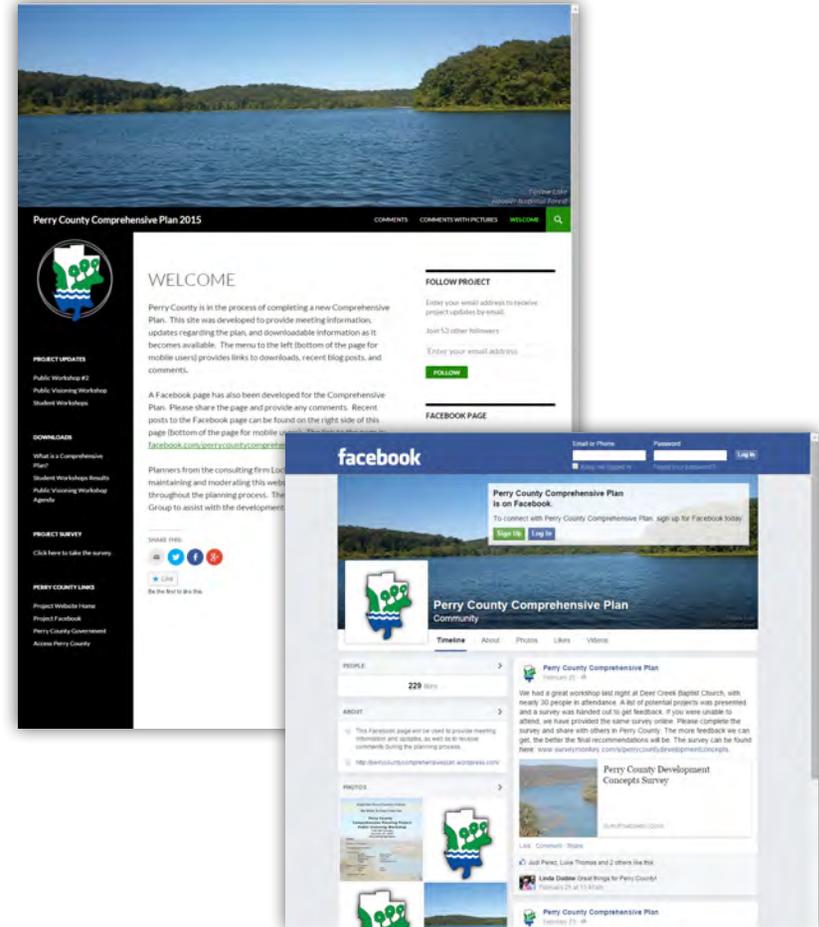
A. Online Resources

1. Facebook

The Perry County Comprehensive Plan Facebook page was created to encourage communication between planners, county leaders, and residents of Perry County. The social media page was used to announce public participation events and the community survey, as well as provide information gathered by community visioning workshops. At the time of completing this documentation, there were 229 Likes on the Facebook page. The Facebook page can be found at: www.facebook.com/perrycountycomprehensiveplan.

2. Project Website

The Perry County Comprehensive Plan project website was linked to the Facebook page. The project website functioned as a repository for all information associated with the planning project. The Perry County Comprehensive Plan project website can be found at: perrycountycomprehensiveplan.wordpress.com.



B. Media Coverage

The Perry County News provided considerable media coverage throughout the planning project. Some of the articles from the newspaper can be found in Appendix A.

C. Community Survey

A community survey was conducted for the Comprehensive Plan to gather input from county residents. A link to the survey was added to the project website and pushed through Facebook to solicit as much input as possible. There were over 500 surveys completed by the end of the survey period. A copy of the survey and summary results can be found in Appendix B.

D. Community Workshops and Steering Committee Meetings

1. Steering Committee Meeting #1

Monday, September 15th, 6:30 PM - Perry County Highway Garage

This meeting was designed to provide an opportunity for introductions between members of the Steering Committee and the Lochmueller Group Project Team. The meeting consisted of introductions among the attendees followed by an introduction to the planning process by the Lochmueller Group Project Team and some initial background information. The rest of this meeting consisted of discussions about recent events and development in the county, key issues moving forward, and the beginning of developing a vision.

The Steering Committee consisted of 19 individuals representing 15 different areas of expertise as follows:

- Bill Amos, County Commissioner
- Larry R. James, County Commissioner
- Randy Kleaving, County Commissioner
- Tom Hauser, former County Commissioner
- Jody French, County Council
- Pat Clark, Plan Commission
- Chris Hollinden, representing Tell City Jr.-Sr. High School
- Brian Garrett, representing Cannelton City Schools
- Mary Roberson, representing Perry Central Jr.-Sr. High School
- Lisa Miller, representing healthcare
- Kim Esarey, representing real estate
- Bruce Knox, representing banking
- Beth Bruggeman, representing youth
- John Mundy, representing libraries
- Elmer Shelby, representing churches
- Alvin Evans, representing not-for-profits
- National Held, representing Indiana 15 Regional Planning Commission
- Cheri Taylor, representing Perry County Chamber of Commerce
- Dan Adams, representing tourism
- Steve Seibert, representing area businesses

Sign-in sheets and agenda from the first Steering Committee meeting can be found in Appendix C.

2. Student Workshops

Wednesday, November 5, 2014

9:00 AM - Perry Central Jr.-Sr. High School

1:00 PM - Tell City Jr.-Sr. High School

The Lochmueller Group Team met with students from Perry Central and Tell City High Schools to gather input from the county's youth. A L.A.N.D. (liabilities, assets, needs, and dreams) exercise and general discussion was conducted at each school. The students provided a lot of useful input.

Summary of the student engagement can be found in Appendix D.

3. Community Visioning Workshop #1

Tuesday, January 13, 2015, 7:00 PM - Perry Central High School

The first community workshop was held to gather input from the residents of Perry County. Results from the Student Workshops, initial results from the online survey, and background information about the county was presented. This was followed by a L.A.N.D. (liabilities, assets, needs, and dreams) exercise and general discussion similar to the Student Workshops. At the conclusion of the workshop, attendees were asked to vote on their favorite Needs and Dreams.

Sign in sheets and media coverage from the first Community Workshop can be found in Appendix E.

4. Steering Committee Meeting #2

Tuesday, January 20, 2015, 6:30 PM - Perry County Highway Garage

The second Steering Committee meeting was held to gather feedback from the results of the Community Workshop and help refine the issues and ideas that will become the recommendations for the Comprehensive Plan.

Sign in sheet and agenda for the second Steering Committee meeting can be found in Appendix C.

5. Community Workshop #2

Tuesday, February 17, 2015, 7:00 PM - Deer Creek Baptist Church

At the second Community Workshop, draft recommendations were presented to Perry County residents to get their feedback on the initial list of projects. This workshop resulted in some modifications and additions to the list of projects.

Sign in sheets and agenda from this workshop can be found in Appendix E.

6. Steering Committee Meeting #3

Tuesday, February 24, 2015, 6:30 PM - Perry County Highway Garage

The last of the Steering Committee meetings was held to review feedback from the second Community Workshop and make any final adjustments to the recommended projects. These final edits will finish the list of recommendations that will be the last chapter of the Comprehensive Plan.

Sign in sheet and agenda for this meeting can be found in Appendix C.

7. Public Hearing

Tuesday, June 9, 2015, 7:00 PM - Perry County Courthouse

A Public Hearing before the Perry County Plan Commission is required before the Comprehensive Plan can be adopted by the County Commissioners. This Public Hearing provides a final opportunity for residents to provide feedback or share their support for adopting the plan. The Plan Commission then makes a recommendation to the County Commissioners to officially adopt the plan.

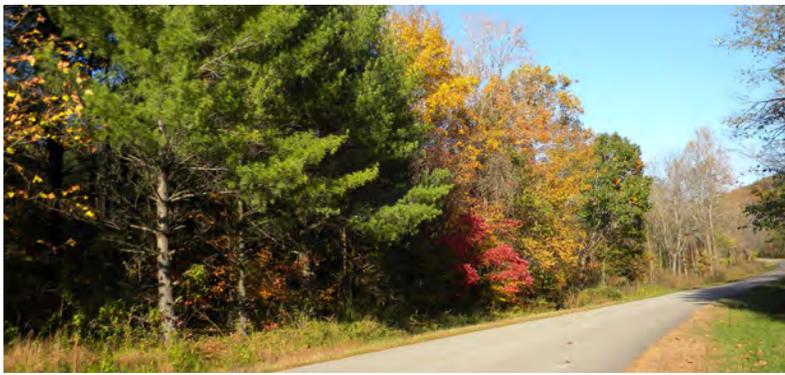
Sign in sheet and public hearing minutes can be found in Appendix F.

8. County Commissioners Adoption

Monday, July 6, 2015, 6:00 PM - Perry County Courthouse

The County Commissioners are responsible for formally adopting the Comprehensive Plan as a guiding document for Perry County. A signed resolution by the Commissioners confirms the plan is officially adopted.

Copy of adopted resolution can be found in Appendix G.



CHAPTER 5: GOALS AND OBJECTIVES



The following goals and objectives have been created based on multiple Steering Committee meetings, a Visioning Public Workshop, and results from the Community Survey. They are divided into nine primary categories with one goal and multiple objectives for each. The next chapter includes recommendations with strategies to help complete these objectives.

A. Administration

1. Goal

Update county codes and ordinances to ensure they are current and properly provide for the intended purpose of the code or ordinance.

2. Objectives

- Update the Perry County Zoning Ordinance. Pay particular attention to updates that address confined feeding operations and home based businesses.
- Update the Perry County Zoning map.
- Utilize Overlay Districts within the Zoning Update to guide development in unique locations.
- Update the Perry County Property Maintenance Code.
- Protect scenic views along Perry County scenic routes and the Ohio River.
- Hire a full-time or on-call planner to provide the appropriate level of county planning services.
- Create initiatives and opportunities to promote new ideas for future development of the county.
- Coordinate marketing and development efforts of the multiple organizations in the county.
- Pursue efforts to help attract new residents.

B. Infrastructure

1. Goal

Extend water and sewer lines to appropriate locations that have the greatest need, and encourage service providers to continue efforts in expanding wired and wireless communication.

2. Objectives

- Extend sanitary sewer service to the SR 37/I-64 interchange.
- Explore potential to provide water to unserved areas of Perry County.
- Increase broadband access/speed and cell phone coverage.

C. Public Safety

1. Goal

Ensure adequate measures are taken so public safety personnel have the appropriate tools to keep Perry County residents safe.

2. Objectives

- Provide staffing to the EMS facility located at the Perry County Highway Garage.
- Address/identify solutions for the Deer Creek Lake High Hazard Dam.
- Develop park-and-ride facilities or ride-share programs.
- Add a rescue boat to the County's EMS for Ohio River emergencies.

D. Health Care

1. Goal

Continue to increase the health care industry in the county that the new hospital is advancing.

2. Objectives

- Support growth and development associated with the new Perry County Memorial Hospital.
- Accommodate additional health care/wellness facilities near the new Perry County Memorial Hospital.
- Develop an after-hours health care facility.
- Identify opportunities to repurpose the former Perry County Memorial Hospital.

E. Economic Development

1. Goal

Address the need for more workers to fill existing jobs, while attracting new businesses that can help support existing businesses and provide a diverse economy.

2. Objectives

- Conduct analysis to identify cause for the inability to fill employment openings and perception that more jobs are needed.
- Prepare to attract new commercial and industrial development at the I-64 interchanges.
- Encourage small business development through incubator and/or coworking space and entrepreneurship opportunities
- Continue business retention and expansion (BRE) with the Perry County Development Corporation.
- Identify and preserve economic development opportunities along the Ohio River.

F. Tourism/Recreation

1. Goal

Continue to promote and expand the tourism and recreational opportunities throughout Perry County.

2. Objectives

- Enhance the visual appearance of the I-64/SR 37 interchange to create a welcoming “Gateway” into Perry County.
- Create a Welcome/Visitor’s Center at the I-64/SR 37 interchange.
- Develop way-finding signage throughout Perry County.
- Ensure appropriate provisions for the development and operation of vacation/rental properties.
- Coordinate with other communities along SR 37 to the north to develop coordinated events/festivals along the Highway 37 corridor.
- Utilize social media and other on-line resources to promote tourism resources.
- Develop additional overnight accommodations.
- Promote community supported agriculture and agribusiness opportunities.
- Support expansion of local wine industry.
- Expand and promote parks/pull-offs along scenic routes.
- Enhance boat ramps and marinas along the Ohio River.
- Develop a tourism/recreation “Round Table” of enthusiasts to expand resources, events, and experiences.
- Develop market space for local arts and crafts items.
- Create a unique outdoor performance venue.

G. Hoosier National Forest

1. Goal

Continue and expand upon the partnership between the county and the Hoosier National Forest.

2. Objectives

- Host regular meetings with the Hoosier National Forest.
- Consider creating a not-for-profit organization to support the Hoosier National Forest, such as “Friends of the Hoosier National Forest”.
- Develop a Lodge/Inn facility in or near the Hoosier National Forest.
- Develop user-friendly and accessible information for the Hoosier National Forest.
- Develop additional programs and activities associated with the Hoosier National Forest.
- Develop shorter trails at strategic locations.
- Utilize Community Engagement through Recreation & Tourism (CERT) for additional planning and coordination with the Hoosier National Forest.
- Identify mutually beneficial enhancements to forest properties.
- Promote the American Discovery Trail.
- Develop a trail that connects Hoosier National Forest properties from the Ohio River to Patoka Lake and/or the French Lick Casino Resort area.
- Pursue funding from the Federal Lands Access Program.

H. Education

1. Goal

Expand youth and educational opportunities within Perry County for students at all levels, including continuing education for adults.

2. Objectives

- Develop and expand opportunities for youth involvement in community affairs.
- Expand post-secondary school opportunities.
- Continue to increase opportunities at Perry County high schools.
- Work with Perry Central Schools to create shared space/community center opportunities for the residents of Perry County.

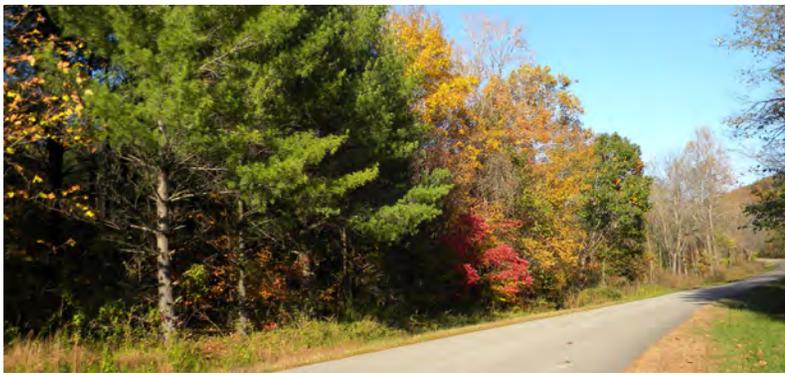
I. Housing

1. Goal

Ensure appropriate housing development that protects the county's natural features.

2. Objectives

- Encourage higher density rural development to reduce pressure on agricultural land, forests, and scenic views.



CHAPTER 6: RECOMMENDATIONS



This Recommendations chapter includes a variety of policies, initiatives, and projects that will help Perry County continue and expand opportunities for residents, businesses, and visitors. These recommendations were developed through multiple Steering Committee Meetings and Community Workshops. They will help guide County officials, business owners, organizations, and residents in furthering the future growth and development of the county.

The recommendations are broken down into two different levels of implementation: Policies/Initiatives and Projects. The Policies/Initiatives section includes a variety of recommendations for the future of the county. They can be implemented in numerous ways, some of which are identified specifically and some of which will need the support and initiation of an organization.

Projects is the second section, which includes specific details for the County and/or county organizations to implement. They should be a higher priority for the County, but the Policies/Initiatives should still be pursued.

I. POLICIES/INITIATIVES

A. Administration

1. Protect scenic views along scenic routes and the Ohio River

Comments at public workshops underscore the importance of the unique natural beauty of Perry County. The landscapes and associated scenic views are unique and Perry County would be wise to effectively manage these scenic resources.

Future enjoyment of these unique resources merit attention and thoughtful consideration. Scenic areas are very unique and of considerable value for generations to come. Poor development choices are difficult to change.

The following is an outline of potential strategies that can help Perry County anticipate development and ensure the protection and management of the County's scenic vistas and viewsheds.

Educational and Voluntary

Conducting a visual assessment is one of the best ways to begin to identify what is at risk in a community, so it can be protected from loss, and better manage growth. Encourage private citizens, school groups, local leaders, and business owners to participate in a visual assessment to identify the community's assets and liabilities. This will provide the basis for identifying and discussing the future of the community's most treasured visual assets.

Following the visual assessment, use the information to develop activities such as community walks, photographic exhibitions, or slide presentations to inform citizens of the importance of scenic vistas and viewsheds to the community's quality of life, and to encourage voluntary protection of scenic areas.

Incentive-Based

Incentives can provide significant motivation for preserving scenic vistas and viewsheds. Assistance to community groups to conduct education programs for local landowners on the benefits of viewshed protection or to establish a local land trust, can help preserve scenic quality. Other strategies include providing tax breaks for property owners who donate land or easements, and establishing an awards program to honor successful scenic conservation efforts.

Land Purchase

Although purchasing parcels of land or easements is among the most expensive options, outright purchase is sometimes the only way to permanently protect scenic vistas and viewsheds from development. One method of accomplishing this is to establish a land trust. Land trusts are private organizations at the local, state, or regional level that hold land and partial interests in land for the benefit of the public. Some land trusts use “revolving” funds to purchase threatened land and then resell it at cost to buyers who agree to specific land use restrictions. Land trusts also use their resources to educate property owners on the benefits of voluntary land or easement donations.

Transfer of Development Rights

Transfer of Development Rights (TDR) is an alternative strategy to purchasing land. TDRs preserve scenic areas by transferring, or “sending,” development rights from sensitive lands to “receiving” areas marked for growth. Most TDR programs offer incentives such as increased density, faster permit processing, less stringent design review, or tax breaks to encourage developers and landowners to take advantage of the program.

Regulatory

Establish design guidelines and design review that limit the impact of development on scenic vistas and viewsheds: Clear design guidelines and design review gives communities a chance to decide how development will affect their neighborhoods and countryside. Responsible control of elements such as height, bulk, design, materials, color, landscaping, and siting helps a project blend with its surroundings.

Implement zoning and land use ordinances for view protection: Zoning laws that limit the height of buildings based on their proximity to a designated viewshed are an effective way of preserving scenic vistas. Other types of legislative protection include overlay zoning and the creation of view corridors. Overlay zoning places additional restrictions on zoned areas and is often used to control density, grading, ridgeline development, and vegetation. View corridors are planned openings in the built environment that allow views of scenic vistas and viewsheds.

Pass legislation to establish a greenbelt: Greenbelts are open tracts of land that create a scenic buffer between developed areas and the surrounding countryside. Most greenbelt ordinances allow only agricultural activities on designated lands - eliminating land speculation and development pressure.

Enact strict billboard controls: Billboards, also known as off-premise signs, block out scenic beauty and blight the countryside. Banning billboards ensures that the unique beauty of scenic vistas and viewsheds remains unmarred by intrusive and unnecessary signs.

In areas where property owners have scenic views, like cities and towns near the ocean, a view ordinance is often in place that may protect your view from any trees on neighboring properties that might block it. These ordinances seldom include other types of obstructions like buildings, though.

Zoning limitations: Zoning laws regulate the size, location, and uses of buildings. Usually, single-family homes are not allowed to exceed thirty or thirty-five feet in height. Zoning regulations also require there to be a certain distance between the building structure and the property lines. They can also put limitations on how much of the property lot can be occupied by the building structure--usually not more than 60% of the property can be taken up by building structures.

Subdivision Rules: Many subdivisions have a set of covenants, conditions, and restrictions (CC&Rs) that regulate what their residents may do with their property.

2. Hire a full-time or on-call planner to provide the appropriate level of county planning services

A planner is the first point of contact with developers that are considering an investment in Perry County. The planning office is most often the first place where outside investors make contact to gain an understanding of the development process. These inquiries could range from a second home in rural Perry County to a new commercial development project. Whatever the case, potential investors who contact the Perry County Planning Department should have a positive experience.

The County has several options for providing planning services.

1. Hire a full time or part time person to serve as the County Planner. This arrangement does create a measure of certainty that the person serving in this position is aligned with the interests of the County Commissioners and Plan Commission.

2. Procure the services of a County Planner through a contract arrangement for planning services. This arrangement can be beneficial in that a contract can have a fee structure based on an “as needed” basis. That is, the contract planner is only paid for the meetings they attend or other work items outlined in a contract. Under a contract arrangement, the County could find an experienced planning professional to serve as County Planner. This might not be the case if the County can only offer a part-time employment arrangement or compensation that will not attract a professional planner
3. Enter into an interlocal agreement with another local government that has adequate planning staff that could also serve as the Perry County Planner. This arrangement could also have a fee structure of compensation on an as needed basis and could help to procure professional planning staff.

3. Create initiatives and opportunities to promote new ideas for future development of the County

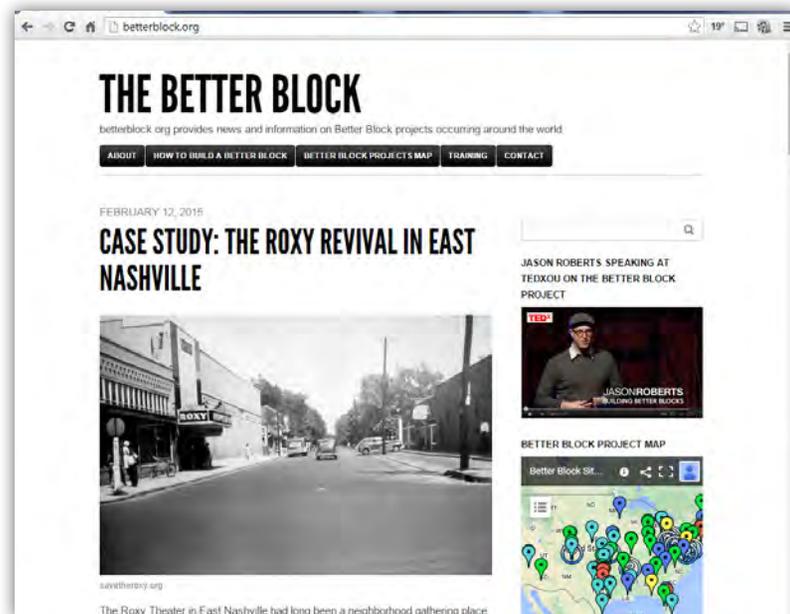
It is important for smaller, rural communities to maintain awareness about new ideas and initiatives that are being successfully pursued in other areas to grow and develop communities. At planning workshops, comments were received that Perry County may not be aware or receptive of new development concepts and resources.

With a greater number and variety of resources available on the internet and related digital sources, Perry County should consider hosting regular events for interested persons to view presentations on new and emerging trends associated with community and economic development. Hosting events for persons to view these presentations together allows participants the opportunity to spend time following the viewing to discuss how the presentation might apply to Perry County.

Lochmueller Group hosted a number of Brown Bag Lunch and Learn events through 2014 utilizing the availability of presentations on YouTube and other sources. Programs included downtown revitalization, establishing trails, local foods, complete streets and economic development among others. Attendees generally enjoyed sharing lunch and viewing the presentations. The better part of the engagement however was shared discussion following the presentation.

These activities are low cost options for bringing new ideas and concepts to Perry County. Further these local engagement allow a greater number of persons to receive information that otherwise would only be available to those able to travel to a conference or event that would require a greater investment of time and resources.

An excellent example of a presentation is “How to build a better block: Jason Roberts at TEDxOU”. This video can be found at: <https://www.youtube.com/watch?v=ntwqVDzdqAU>. The video is dynamic and reinforces the value of working together as a community.



4. Coordinate marketing and development efforts

Community workshops and survey responses pointed to the value of Perry County having a united marketing effort and associated messaging. There were comments that too few people outside of Perry County knew of Perry County, much less had an impression of the County.

Unified marketing can be a considerable challenge considering that the Perry County organizations that have marketing programs are attempting to reach separate and distinct markets. Tourism organizations are trying to reach potential tourists, while economic development organizations desire to reach out to businesses. A related consideration are the various jurisdictions that are also pursuing marketing efforts.

However, there is value in having a highly identifiable and consistent marketing effort for Perry County. A well-conceived common theme or brand can increase the positive perception of Perry County.

Themes regarding marketing that came across at public workshops included the following:

- Develop a brand and consistent message between development organizations.
- Consider value of sharing resources.
- Better market the value of living in Perry County to attract young people and families.

5. Pursue efforts to help attract new residents

At public workshops the need to attract new residents to Perry County was identified. Some framed the concern as, “we need people getters” and a marketing effort that would help to attract people to Perry County. That phrase highlighted the need to retain residents and attract new residents but also the fact that no one is specifically tasked with this assignment. While economic development and the chamber of commerce have a role to play in attracting new residents, it is not the primary metric for these groups.

Perry County should explore how they can best go about attracting new residents. This could be pursued via a facility dialogue between the groups on the front line of the matter. These might include:

- Realtors
- Lenders
- Developers
- Workforce development
- Education
- Economic development
- Tourism
- Persons that have recently relocated to Perry County

This effort might begin with SWOT (Strengths, Weakness, Opportunities, and Threats) Analysis. Initial efforts could focus on leveraging strengths and addressing weaknesses. Few Indiana communities have formalized recruitment programs. However, there appears to be value in developing a formal program and pursuits to attract and retain Perry County residents.

A great example of the value of a local SWOT analysis to attract and retain residents is from a rural 11 county region in Minnesota. Below is an outline of the new ideas they developed to help attract new people to smaller, rural communities:

- Acquiring and brokering vacated private “local” businesses to people from other communities;
- Building housing for seniors to free up single-family homes, which were then matched with young families moving to the community;
- Marketing communities as job centers, then publicizing the high quality of life in nearby bedroom communities within a half-hour drive;
- Selling modular homes after moving them to community-owned lots with new sewer and water improvements;
- Offering newcomers free passes to recreation facilities, discounts from local merchants, and several months’ free utility service;
- Courting alumni at school reunions by informing them of retiring businesses and homes for sale;
- Engaging graduating high school seniors and youth pursuing higher education
- Distributing promotional brochures at highway rest stops, county fair booths, and school reunions;
- Working with local newspapers on annual “showcase” editions highlighting the community’s advantages as a place to live and work. These editions were distributed through direct mailing, home show booths, community web sites and K-12 schools.
- Determine what has attracted other residents to Perry County in the past, and what the County can improve easily. Inquire further and ask current residents in the County what weaknesses can be reduced and what positive traits should be highlighted to those who might be looking for your community’s values and lifestyle.

Source: Rural Migration: The Brain Gain of the Newcomers <http://www.extension.umn.edu/community/research/reports/docs/BrainGain.pdf>

B. Infrastructure

1. Extend sanitary sewer service to SR 37/I-64 interchange

The extension of sanitary sewer service to Exit 79 at the SR 37/I-64 interchange has been identified as the key consideration for Perry County to realize meaningful growth in this strategic area of Perry County.

A community with an interstate highway running through its boundaries has an interest in leveraging this strategic public investment in order to realize new jobs and investment. This is the case with Perry County.

In the course of the planning process, some people believe the sanitary sewer must be extended and are certain the development will follow. Others are more cautious and concerned about the expense of the project and uncertain about development following.

Tell City has extended sanitary sewer service from the Tell City waste water treatment plant to the Branchville Prison Facility. Further, with recent improvement to Tell City's sanitary sewer collection and treatment system, the City has additional treatment capacity.

However, the costs associated with extended sanitary sewer is considerable. Estimates have been placed at approximately one million dollars a mile. With Exit 79 being 5 miles north of the current limits of the sanitary sewer line, costs could exceed \$5,000,000. The Tell City utility would need confidence that future sewer usage and associated rate structure can address the debt necessary to finance the sewer extension. This would be a function of the development potential at Exit 79 and the costs associated with the sewer line extension project.

Financing of sanitary sewer at Exit 79 could also be accomplished using tax increment financing (TIF). Such an arrangement would utilize the net new property tax revenue from future development projects to pay for a sanitary sewer project. To borrow money against future TIF revenues, the bond purchasers would have to have confidence that future development would generate enough revenue to meet debt payments. It is noteworthy that a five million dollar project, financed over 20 years at a five percent interest rate amounts to a monthly payment of \$33,000 a month or \$396,000 per year. The Marathon Gas station on 2 acres at Exit 79 pays approximately \$9,000 a year in property taxes. This evidences the need to attract significant development in order to address TIF debt payments on a \$5,000,000 sanitary sewer line extension project.

Another option for providing sanitary sewer is the utilization of package plants that are designed to serve specific development and are not designed to accommodate additional larger sewer treatment demands. Additionally it is possible to utilize alternative sanitary sewer collection and treatment techniques such as constructed wetlands and related technologies.

It has also been noted that residents along the planned route of the sewer line extension would be mandated to connect to the new sewer service and incur significant monthly sewer fees that they currently do not have.

Providing sanitary sewer service would be considerably easier if the County could identify a "patient" developer(s) who could outline development plans and provide the County time to provide appropriate sanitary sewer facilities. While this would be advantageous, developers normally prefer to invest in areas with existing utilities and infrastructure.

An advantageous situation would be to identify a development that utilizes higher volumes of sanitary sewer treatment. Such a use could help to generate larger fees that could help to increase the feasibility for a sanitary sewer project. Food production comes to mind as such a development that would require larger volumes of sanitary sewer treatment. A large commercial highway development opportunity could also increase the potential for grant funding to assist with financing a sanitary treatment project.

Should Perry County elect to pursue the investment in sanitary sewer treatment to attract new investment, efforts should be pursued to control properties that have the highest potential to accommodate development. This could be accomplished via the purchase of land, taking purchase option on land or entering into development agreements with landowners.

Perry County should continue to monitor development at Exit 79 and continue efforts to be prepared to accommodate new development as these opportunities come into focus.



Figure 23: Aerial View of I-64/SR 37 Interchange

Source: Google Earth

2. Explore potential to provide water to unserved areas of Perry County

At public workshops, several comments were made in regard to a number of remote areas of Perry County that do not have access to a public water supplier.

Most of these areas are remote and are not densely populated. These areas, with a limited number of potential water customers, coupled with their remote location, makes it challenging to extend water service to these areas. Many persons in these situations haul their own water, have water delivered to tanks, or utilize cisterns. While this is not ideal, the lack of customer base and the combination of remote locations and challenging terrain, make it impossible for local water companies to run water to these locations. The lack of customers cannot create the conditions where future water use and subsequent water billings can address the costs associated with installing water lines.

With the exception of areas near the Ohio River, the balance of Perry County has limited ground water resources.

Efforts should continue to explore alternatives to extend water to these areas. This might be accomplished by future funding programs or an increase of potential water customers that could support the cost of extending water lines to these areas. Related considerations include the potential for large water users to locate in these areas. A large water customer could help to increase the feasibility of extending water lines.

3. Increase broadband access/speed and cell phone coverage

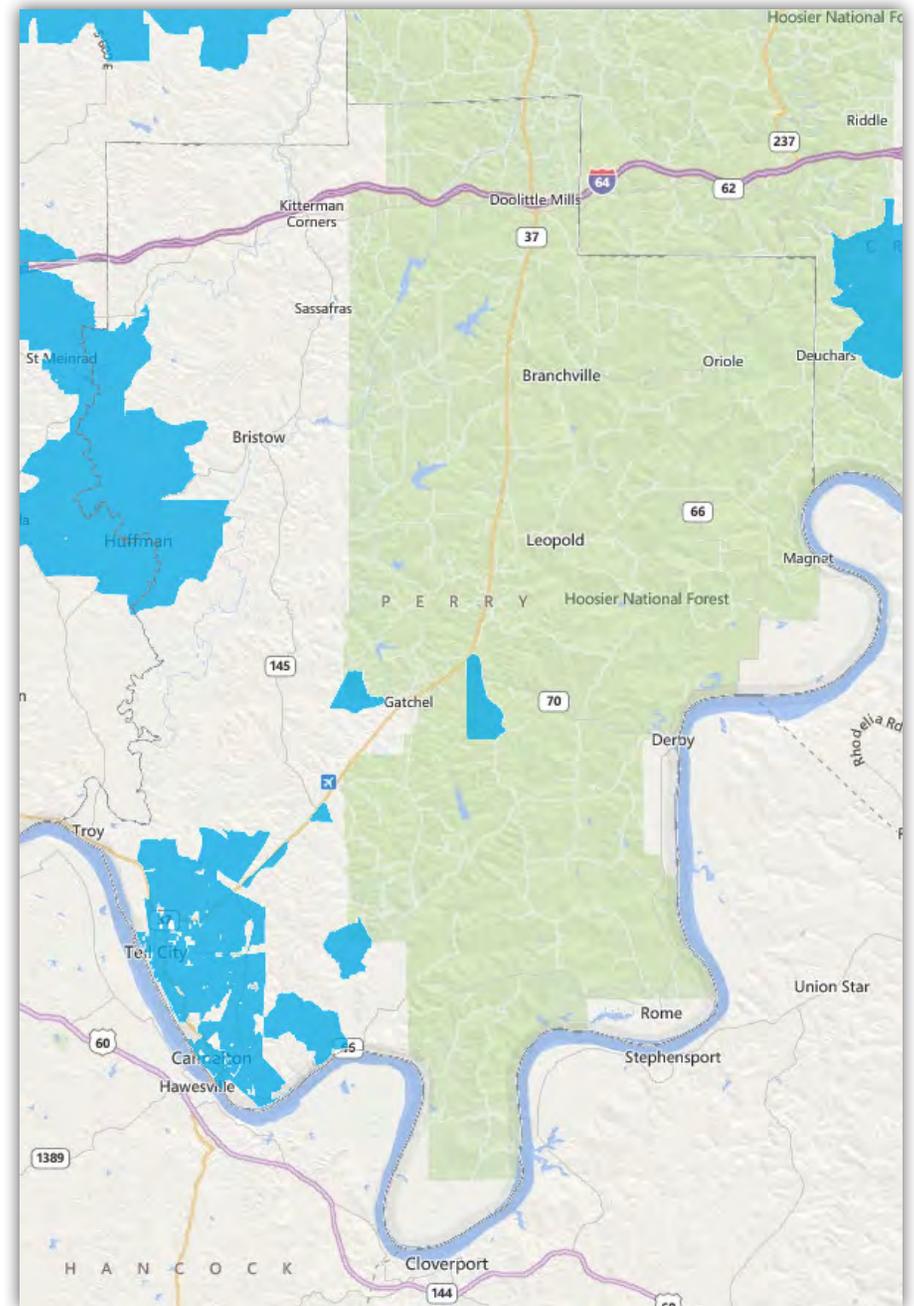
Perry County should pursue efforts to help increase the availability and speed of broadband connections and increase cell phone coverage throughout Perry County. High speed Internet breaks down the barriers of distance and time, allowing residents of rural areas to participate in economic and civic life far beyond their geographic region. Communications made possible by broadband technology eliminates the logistical constraints of regionally-based business models, allowing businesses in isolated areas to compete with their big-city counterparts. Ultimately, the numerous economic and social advantages enabled by the availability of high speed internet in rural areas benefits the entire country.

Perry County is fortunate to have PSC who has been able to make significant investments in broadband connectivity in Perry County. Other providers have also made investments in regard to providing internet access.

Figure 24 provides a map depicting areas that have broadband capacity capable of 25 mbps download and 0.7 mbps upload. The majority of areas with this higher level of service are more proximate to urban areas.

To realize the current and future benefits of the internet, many communities are working to obtain a gigabit of download capacity. This has helped to coin the term giga-cities.

Like other utilities, the extension of additional broadband connectivity is a function of creating a customer base and rate structure that can address the costs for these service extensions. Areas like rural Perry County that are sparsely populated and have challenging terrain, will continue to pose challenges to internet service providers to reach these areas.



Source: indianabroadbandmap.com

Figure 24: Areas with 25 mbps Download/0.7 mbps Upload Minimum

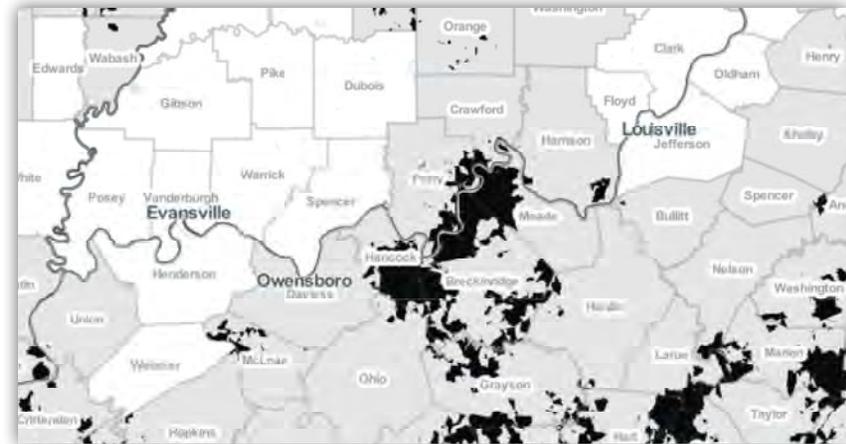
Following is an outline of initiatives that could be pursued to assist Perry County with increasing the access and speed of broadband connectivity.

Because of relatively low population density, topographical barriers, and greater geographical distances, broadband service is more difficult to obtain in some parts of Perry County.

Perry County could develop a strategic plan for broadband deployment that includes creating a comprehensive business proposal to broadband providers. Such a plan, for example, could demonstrate to broadband providers that deployment is a sound business decision that would benefit both the providers and the community. This strategic planning process may include, but is not limited to, the following elements and strategies:

- Educating the community about the potential benefits and utilization of broadband service.
- Creating partnerships among community organizations and institutions that might benefit from broadband deployment.
- Systematic assessment and prioritization of the community’s needs for broadband service.
- Aggregating (consolidating) demand within the community to make service profitable for broadband providers. Participants may include, but are not limited to, individual consumers, businesses, educational institutions, health care facilities, and government agencies.
- Identifying an anchor tenant with adequate demand to spur infrastructure investment in broadband.

Efforts to address the lack of quality cell phone signals in Perry County will be very challenging. Installation of cell towers is at the discretion of the cell service providers. There have been a handful of federal government/FCC funding initiatives to help improve cell service to rural areas. Figure 25 shows Mobility Fund Phase 1 Potentially Eligible Areas for 2012 FCC funding program. Parts of Perry County are identified as lacking cell service and are eligible. Less than a third of the funding was utilized. There is potential for future funding via the FCC or other agencies. Perry County should continue dialogue with cell phone service providers so as to quickly pursue future funding opportunities.



Source: www.fcc.gov/maps/mobility-fund-phase-1-potentially-eligible-areas
 Figure 25: Mobility Fund Phase 1 Potentially Eligible Areas

C. Public Safety

1. Provide staffing to EMS facility at Perry County Highway Garage

Perry County desired to increase the level of EMS services in the north and central parts of Perry County. The County has invested in outfitting an EMS station within the Perry County Highway Garage along SR 37, north of the intersection with IN 70. While the County has made accommodations for housing on-call staff and storage of vehicles and equipment, there remains a gap to finance the staffing of this facility with on-call EMS staff.

Perry County should continue efforts to identify sources of funding and related resources to staff the EMS facility located in the County Highway Garage. These efforts might include monitoring grant resources and continuing dialogue with the US Forest Service in the event grant funds could become available. Full-time staff of this EMS facility would provide benefit to effectively responding to emergencies in the Hoosier National Forest. Other options might include continuing dialogue and engagement with neighboring jurisdictions that might find value in having a fully staffed EMS facility in central Perry County.

2. Develop park-and-ride facilities or ride-share programs

Park-and-ride facilities and ride-share programs can provide a safe and cost effective facility for commuters.

Reducing commuting costs can result in households realizing additional financial resources that can be spent/invested in the county.

Park and Ride facilities are car parks that facilitate carpooling for the remainder of a commute. The vehicle is left in the car park during the day and retrieved when the owner returns. This suggestion stems from a number of cars that are parked at the intersections of SR 62 and SR 37 and SR 70 and SR 37. It appears that motorists leave their cars at these intersections to carpool to other destinations. With a considerable number of people leaving Perry County to work elsewhere, a dedicated parking lot for carpooling could prove advantageous. Conversely people traveling to southern Perry County might consider parking near St. Croix to share rides south to employment centers. Should authorities determine that parking on the shoulder of highways is a concern and stop allowing for this parking practice, an interest in a shared parking facilitate might be of greater interest. This is not a recommendation to discontinue parking on the shoulders of highways.

An increase in gas prices could also generate interest in a shared parking facility.

As noted elsewhere in the Comprehensive Plan a shared parking facility could be incorporated into a visitor's center facility.



Source: www.dot.ny.gov



Source: rideshare.511.org

3. Add a rescue boat to the County's EMS for Ohio River emergencies

Perry County has made considerable enhancements along the Ohio River to accommodate recreational boating. Perry County also has a considerable amount of commerce and industry along the Ohio River. Perry County should consider the benefit of adding a rescue-type boat to respond to emergencies on the Ohio River. While the Indiana Department of Natural Resources Conservation Officers normally respond to emergency situations on the Ohio River, more in-depth discussion and analysis about effective response to Ohio River emergencies may identify value in Perry County having a rescue boat resource.

D. Health Care

1. Develop after-hours health care facility

In the course of planning workshops, comments were collected about the value of Perry County having an after-hours health care clinic.

After-hours clinics can provide the following benefits to a community.

Easing ER Overcrowding

Overcrowded emergency rooms are a considerable problem in the United States. In many emergency rooms, people have to wait at least several hours for care if they have illnesses or injuries that are not life-threatening emergencies. This means you could wait for hours for someone to stitch your laceration or tend to your sprain. There is usually a much shorter wait time at an after-hours clinic, which means you'll get the care you need faster.

Evening and Weekend Access

Not everyone has a primary care physician, and for those who do, it may take several weeks to get an appointment. Many primary care doctors do not see patients in the evening or on weekends, making it difficult for people who work or attend school during the day to get the care they need. If you need a routine checkup or want a doctor to help you manage a condition such as diabetes, asthma, or heart disease, you don't have to take a day off work or wait several weeks to see someone.

Cost Reduction

Using an after-hours clinic will also save residents money on their medical expenses. In most cases, it cost less to visit a walk-in clinic than it did to go to the emergency room. There normally is a very measurable difference between the average claim from an emergency room and the average claim from an urgent-care center for people seeking treatment.

Benefits for Employers

An urgent care center can also provide occupational services to local employers. This has several benefits for companies ranging from expedited perform pre-employment physicals or drug screens quickly. This will reduce the amount of time it takes companies to fill open positions.

The feasibility of after-hours care models is influenced by several factors, including:

- The degree of clinician buy-in, which may be influenced by financial incentives, or the knowledge that patients will be returned to the practice for follow-up and ongoing care;
- Scheduling and staffing capacity to account for hours of greatest patient demand, and the availability of nurse triage phone lines and other tools;
- A financial model tailored to the practice's size, payer mix and type, and socioeconomic status of patients, and whether the practice is part of a system bearing the costs for ED and hospital utilization;
- Effective communication between PCPs and after-hours providers, supported by EHRs, and consistent communication with patients about when and how to seek after-hours care

Perry County and Perry County units of government, along with neighboring jurisdictions, should consider continuing dialogue with the Perry County Memorial Hospital to pursue planning efforts to identify the feasibility of an urgent care clinic.

2. Identify opportunities to repurpose the former Perry County Memorial Hospital

With the recent opening of the new Perry County Memorial Hospital, efforts should be pursued to identify reuse opportunities for the former hospital facility.

There are a number of examples of former hospitals being redeveloped into affordable housing. Also, there are examples of these facilities being repurposed as senior living facilities. This was the case with King's Daughters Hospital in Madison that built a new hospital in more central location in Jefferson County and worked with a developer to convert a large part of the former hospital into a senior living facility.

The former hospital facility could be marketed as conventional real estate to attract development interest. However, consideration should be given to ensuring that future uses offer new services that are not redundant with existing healthcare service providers.

E. Economic Development

1. Conduct analysis to identify cause for inability to fill employment opening and perception that more jobs are needed

In the course of planning engagements, there were considerable comments about the need for employment opportunities and also remarks were made concerning a considerable number of jobs in Perry County that are going unfilled.

These two very different perspectives on workforce and business development require closer analysis.

While Perry County schools and education/training providers continue to provide job training resources, it appears there is still a lack of qualified employers. These education and training efforts should continue and be promoted.

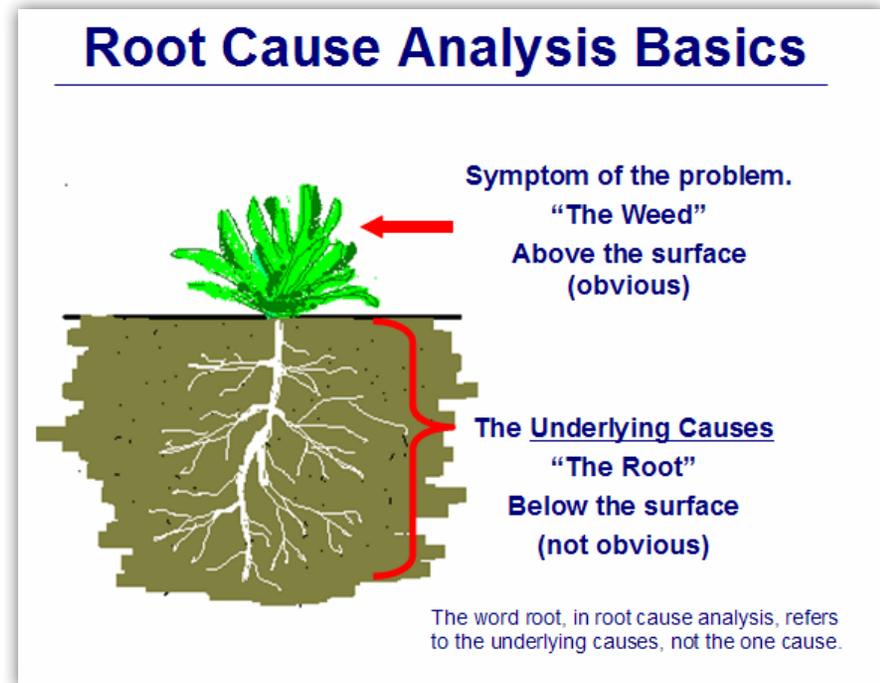
The lack of qualified labor could also be a matter of the quantity of candidates. This could be a matter of the need to recruit more residents to Perry County. Challenges with filling jobs could also be a matter of candidates lacking required skills.

Other discussions on the topic of the need for workers and interest in new job opportunities appear to be more anecdotal. Perry County may find value in pursuing an analysis of the workforce challenges using a root cause analysis framework. A root cause framework provides an analysis that is only fact based. This precludes the utilization of opinion or unfounded information in identifying the causes for the seeming lack of adequate employment opportunities and/or the lack of qualified employees to fill jobs.

Using such a process could help to determine the reasons for the seeming disconnect between residents indicating they desire more job opportunities and employers saying they have jobs going unfilled.

Only by pursuing meaningful data collection and analysis can this important matter be addressed. Without data and analysis, residents and businesses will develop their own reality and beliefs in regard to Perry County's workforce and economic development pursuits.

Purdue University's Manufacturing Extension Partnership (MEP) is very capable at performing root cause analysis. Adam Auffart is Purdue MEP representative for Southwest Indiana and can be reached at (812) 630-6965 or aauffart@purdue.edu.



Source: www.thinkreliability.com

2. Prepare to attract new commercial/industrial development at I-64 exits

Exit 79 at the intersection of I-64 and SR 37 is a strategic economic development resource for Perry County. Exit 72 at the intersection of I-64 and SR 145 also has economic value, but perhaps to a lesser extent than Exit 79.

Interstate 64 does not have traffic volumes as high as other Indiana interstates such as I-65 and I-70.

These lower traffic volumes may contribute to lesser amounts of development at these exits. However there are other considerations that impact the development potential at these exits. While both exits have electric service and public water resources, as mentioned earlier they both lack central sanitary treatment facilities.

Another key consideration to interstate exit development in Perry County is competing development along the interstate corridor. The Corydon exit to the east has realized considerable development that is oriented toward the Louisville metro area. The Ferdinand exit has realized more recent development that is oriented to accommodating Holiday World visitors. The Leavenworth exit has seen more limited and lower quality development, which seems to more opportunistic and a function of available sanitary sewer service and level terrain that easily accommodates the development.

Exit 79

Exit 79 also has geographic and topographic challenges. The exit is not aligned to provide enhanced line of sight for motorists to view commercial highway development from the roadway. Interstate exits that afford high visibility to approaching motorists are highly desirable and can help to attract investment. The four quadrants of Exit 79 face line of sight challenges. The south side of the exit is elevated from roadway grade and a large hill on the southwest quadrant screens the view of developable land. The north side of the exit is lower than the roadway and presents a challenge to view from the roadway. There are land parcels further from the exit that could accommodate development. Also highly visible signage can help to mitigate line of sight challenges for commercial development.

Exit 79 has realized the establishment of a fuel center that serves both autos and trucks. The facility likely captures a percent of interstate motorists, as well as regional customers from Perry and Crawford Counties. This facility utilizes a package sanitary treatment facility.

A primary consideration for fostering development at Exit 79 is to gain control of the most suitable land parcels. This would be done by purchasing land options, entering into development agreements or simply purchasing the property. Without some measure of confidence that land can be sold for development at reasonable market price, other development pursuits and initiatives could be in vain. Efforts at gaining control of suitable land parcels should be an ongoing pursuit. Property owners are apt to change their minds and property can be transferred over time to new owners that might be interested in development. A related consideration is to attempt to educate landowners about the development opportunities and challenges with land near the exit. These education engagements can also help owners to appreciate the true market value of their land.

It appears that development efforts should focus on the south side of Exit 79. Development on this side of I-64 will orient people south on SR 37 and perhaps get them to continue into Perry County for tourism or business purposes. Also, the south side of I-64 is more proximate to the potential extension of a sanitary sewer line from Branchville. South side development would not require the extension of a sanitary sewer line under I-64. The south side of I-64 also incorporates the intersection of SR 62, which does accommodate traffic and is a scenic highway.

Development opportunities closer to exits would appear to be more conventional highway commercial developments that might include: fuel centers, restaurants and hotels. Other more intense developments might include truck stops, truck washes, truck repair centers, etc. Careful consideration should be given to accommodating these intense uses, as they could preclude other users adjacent to these facilities.

Larger tracts of land further from the exit could accommodate manufacturing and logistics operations. However, it is unclear how competitive these areas might be with other competing sites in the I-64 corridor. Logistics might be the more viable options in that these operations require fewer employees. The remote location of I-64 would create challenge to demonstrate an available workforce within a reasonable driving distance.

Identifying viable and successful development types at this location is very challenging. The area is remote, with limited neighboring population to support retail/commercial development. This would suggest that development would have to rely on traffic and associated customers traveling I-64. The County could invest in market studies to identify development targets. However, a more viable method is visiting with persons and businesses that make investment decisions on highway commercial development. While getting appointments with these organizations can prove challenging, their feedback and perspectives on



Figure 26: Aerial View of I-64 Exit 79

Source: Google Earth

future development is of considerably more value than market studies. These engagements can also serve as marketing opportunities to create awareness of development potential at the exit. These efforts could begin with local/regional commercial highway development interest, followed by national developers. Commercial realtors can often be helpful with making introductions to these persons and organizations.

Exit 72

I-64 Exit 72 is located at the intersection of SR 145 and I-64. This exit is extremely remote, with no existing businesses at the exit. However, recently Memorial Hospital in Jasper requested a rezoning of land near the exit to accommodate a health care clinic. A manufacturing facility is located south of the exit along SR 145.

Line of sight for motorists to see development at Exit 72 is a challenge. With exception of the northeast quadrant of the exit, the immediate areas around the exit are below the grade of the roadway. IN 62, just south of the exit does help to accommodate development south of the exit.

The grade of the property south of the exit is relatively level and accommodating for development. While the exit has access to water, no central sanitary sewer is available. This area could accommodate additional manufacturing and/or logistics development. A large parcel that was a staging/storage area for an asphalt company presents a ready development location.

An abandoned gas station is also located south of the exit. Efforts should be pursued to determine if the site has any issues associated with underground storage tanks. Uncertainty about potential environmental contamination can hinder neighboring development opportunities.

The remoteness and limited development at the immediate exit area creates the opportunity for developers to “make it their own”. This could be attractive to the right development interests.

As noted earlier, identifying development potential is best pursued by engaging people and organizations in the respective development sectors.

While the Perry County exits are faced with physical development challenges and competing locations, consideration should be given to the potential to capitalize on unique development opportunities. There are instances where highway development succeeds in spite of obstacles.



Figure 27: Aerial View of I-64 Exit 72

Source: Google Earth

3. Continue Business Retention and Expansion (BRE) with Perry County Development Corporation

The majority of a community's new job creation and investment is associated with the existing businesses in a community. Business Retention-Expansion (BRE) programs are highly structured programs that provide a complete regiment for contacting and interviewing businesses on a standardized basis. Others are less structured. While the PCDC does maintain regular contact with area businesses to identify challenges they are experiencing and opportunities they are pursuing, it is important to identify this important economic development in the Comprehensive Plan to highlight the value and importance of existing businesses in Perry County. An equally important component to a BRE program is to make sure the business understands that the community is appreciative of their efforts to operate a business in Perry County.

4. Identify and preserve economic development opportunities along the Ohio River

Perry County has realized considerable economic development pursuits associated with the Ohio River.

Efforts should be pursued to ensure that areas along the Ohio River that can accommodate industrial development are preserved for such purposes and are not encroached upon by incompatible uses.

These areas appear to be the Ohio River below the Cannelton Dam. The Ohio River above the Cannelton Dam lends itself to the scenic bluffs and overlooks that attract tourists and investment in second homes and summer cabins.

These efforts should be coordinated with Hawesville and Hancock County Kentucky.

This could definitely be a challenging pursuit. However, the Ohio River is a very strategic asset for future economic development.

Precluding residential and other river front development will prove challenging. Initial efforts might focus on developing informational and educational resources that highlight the strategic value of suitable industrial sites along the Ohio River.

Another consideration is to focus on preserving industrial development opportunities on the most strategic locations. This focused approach could provide more value.

<https://www4.uwm.edu/ced/publications/pmdstudy1.pdf>

<http://www.icic.org/connection/blog-entry/bp-protecting-chicagos-industrial-through-pmds/bp>

The Ohio River might be the single largest asset for Perry County. It is the primary reason for the County's settlement and a considerable factor for the area's continued economic development opportunities. As such, planning and development efforts should be pursued to ensure that future land uses do not encroach on Ohio River industrial development capabilities. With the current economic development projects and businesses being located on the Ohio River and surrounded by land that can flood at times, direct encroachment is unlikely. However, considerations should be given to future infrastructure and access improvements.

In the future, the Perry County Plan Commissioners should consider the value of developing a River Industrial Overlay District to protect the specialized industrial functions and assist with reserving the finite industrial land supply along the navigation channel primarily for river-dependent and river-related uses.

F. Tourism/Recreation

1. Create a Welcome/Visitor's Center at I-64/SR 37 exit

At planning workshops, a number of comments were made about the interest of persuading Holiday World, Patoka Lake and French Lick Resort visitors to turn south on SR 37 to take in Perry County tourism resources. Gateway improvements can help to influence visitors to leave I-64 at Exit 79 and travel south on SR 37. Another resource that could attract visitors is welcome/visitor's center at Exit 79.

A well designed and highly functional visitor's center would attract potential tourists and also help to inform visitors about the number and variety of tourism resources in Perry County. While the tourism office in Tell City is an excellent facility, it cannot interface with the numerous tourists that pass through the northern part of Perry County.

A visitor's center would be accomplished in phases. Initial phases might include an easily identified parking area with static displays or kiosks that provide interpretive information on Perry County's tourism resources. The US Forest Service may have interest in participating in such a facility, either with financial support and/or providing interpretive resources associated with the Hoosier National Forest. Preferably this would be located on the south side of I-64. Should this initial visitor's center prove effective and funding becomes available, a permanent structure could be constructed. In advance of any construction planning, efforts should be made to identify funding for the operation and maintenance of visitor's center structure.

The visitor's center could also serve as a location for local arts and crafts vendors. A large parking area could be used as a staging area for jeep and motorbike rallies that are popular in Perry County. As noted elsewhere in the Comprehensive Plan, a parking lot could serve as a park-and-ride location for carpooling commuters.

It is noteworthy that a well-designed welcome/visitor's center can create a positive impression of Perry County to persons from outside of the area.



Source: www.hisplaceresort.net



Source: www.snipview.com



Source: oacservicesinc.com

2. Ensure appropriate provisions for the development and operation of vacation/rental properties

Perry County has been fortunate to realize a significant increase in the number of rental cabins recently developed. These overnight accommodations add to Perry County's tourism economy. Efforts are needed to ensure that the development of rental cabins can continue in a manner that is mutually beneficial to cabin developers, neighboring developments and the public.

Vacation rentals do not always behave as single family homes and vice-versa. Advanced planning and guidelines help to ensure compatible development.

Many communities find that guidelines and regulations for vacation/rental properties are necessary to enable expanded opportunities for overnight accommodations to support the tourism industry, ensure neighborhood compatibility, protect the general welfare of residents in the County, protect the existing housing stock and residential land supply, facilitate economic growth, and further the public good and convenience.

Should Perry County pursue guidelines for the development and operation of vacation/rental properties, initial efforts should include consultation with affected persons and organizations. Priority consideration should be given to engaging developers that are currently operating successful vacation/rental properties. Other organizations and interests that should be engaged might include neighboring landowners, public safety agencies, and tourism interests.

Provisions to be addressed in a vacation/rental property guidelines might include but not be limited to:

- Permits
- Applicability
- Performance Standards
- Occupancy
- Management
- Special Events
- Quiet Times
- Exterior Appearance
- Parking
- Signage
- Property Maintenance
- Sewer connection/septic system capacity
- Pets
- Vehicular Use
- Access
- Code Compliance
- Accessory Dwelling/Guest House
- Property Management Plan
- Property Use Classification
- Enforcement Process

Many communities in areas with public lands and a considerable tourism base have found value in developing vacation property guidelines.

A sample ordinance that provides guidelines for the development and operation of vacation/rental properties cabins can be found in Appendix H. This is a sample that frames a number of considerations associated with the development of vacation rental cabins. Perry County should set its own specifications and parameters.

3. Coordinate with communities along SR 37 to develop coordinated events/festivals along the SR 37 Corridor

Framing SR 37 as a tourism corridor route can help to create a critical mass of activities that can attract a larger number of visitors. There are a number of examples ranging from highway corridor yard sales to performing art events. Coordination efforts with area tourism organization could identify new opportunities that leverage existing regional tourism destinations (Spring Valley Resorts, Patoka Lake, Paoli Peaks, etc.). Identifying such activities involves fostering the innovation and creativity of the community. An example of highway corridor tourism initiative is The Crooked Road in Virginia. To learn more about their program visit their website at: www.myswva.org/tcr.

4. Utilize social media and other on-line resources to promote tourism resources

Internet applications and social media resources can provide low cost and impactful marketing resources. Following is an outline listing of potential marketing resources to attract visitors to Perry County.

Be Data-Driven

Measure the performance of tourism programs, as well as each funded project, using data-driven programs, evaluation practices, and modifying programs as needed to respond to findings.

Consideration should be given to surveying Perry County visitors and visitors to nearby attractions. This can be done via personal interaction with visitors, a survey drop box, emailing a web-based survey, or posting surveys on websites and social media. Feedback on visitors' experiences is essential addressing challenges and leveraging tourism development opportunities

Continue to build upon the success of existing social media platforms such as the Perry County Convention and Tourism Bureau Facebook page

The CVB Facebook page has 800 plus followers. This is significant and efforts should be made to increase followers.

Work with area tourism oriented businesses and resources to cross-market and coordinate marketing efforts.

Efforts should be pursued to identify businesses and organizations that rely on tourist and tourism activities. Once identified, some measure of connectivity should be developed for these entities to share information and ideas.

By communicating event and activity plans with other businesses and resources, there is a greater opportunity for others to participate in these events and create interesting and dynamics programs.

This effort should be founded on the concept of the value of “growing the pie” not “making your slice of the pie bigger”.

Develop “earned media” recognition by submitting appropriate articles about tourism resources and news releases about community events

Media of all sorts is always looking for content. Writing well is not a gift everyone shares. Find someone who has the gift to write and ask them to generate articles to distribute to media outlets. Often times, media and publication outlets for specific areas of interest can be purchased for a reasonable fee. The alternative is to conduct research in order to develop a listing of media and publications, along with contact information, to distribute information. Earned media is viewed as more compelling. Readers can discount advertisement, but a published article about a place or events is measurably more impactful.

Collaborate with Convention and Visitors Bureaus in neighboring counties

The following counties that are adjacent to Perry County have adopted an Innkeeper’s Tax and have organized Convention and Tourism Bureaus. Consideration should be made to reaching out to these organizations and developing relationships in order to help identify valuable opportunities that can provide mutual benefits in regard to tourism pursuits.

- Spencer (<http://www.santaclausind.org/>)
- Dubois (<http://www.visitduboiscounty.com/>)
- Crawford (<http://www.crawfordcountyindiana.com/>)
- Hancock (<http://www.hancockky.us/Tourism/tourism.htm>)

As noted above, there is value in cooperative event planning with businesses and organizations in Perry County. This also holds true for regional and multi-county tourism opportunities.

Provide information and training for area business and tourism venues on how to improve their profiles on Internet tourism services

These services and applications might include, but are not limited to the following:

- TripAdvisor
- Yelp
- Urbanspoon

Key considerations to improving a profile include the following:

- Quantity: Ask guests to write reviews, and remind them after they check out. Offering incentives for reviews is against the rules, though, review policies to understand what is and isn’t okay.
- Quality: Guests who enjoyed first class hospitality and a memorable experience are more likely to write positive reviews. Monitor what previous reviewers have written to see what worked and did not work best for your business so you can maintain and improve your service.
- Recency: Recent reviews factor more strongly on your popularity rankings and older reviews have less impact on a business ranking over time. Encourage guests to write reviews to keep fresh content rolling in.

A related consideration is providing information and training on how a business can effectively utilize social media for marketing. These social media platforms might include but not be limited to: Facebook, Twitter, Instagram, etc.

Packaging

Packaging is the grouping of products and experiences together to sell them to customers as a single purchase item.

Businesses can link products with other experiences in an area or region. The package must provide one or more advantages to the customer, e.g. convenience, greater value, cater to special interests, etc.

Packaging has the potential to make your product more appealing or exciting by linking it with other products/services that would be of interest to the visitor.

When marketing dollars are especially limited, packaging also allows you to share promotional costs with other businesses.

Businesses should consider the following when considering packaging opportunities:

- What would interest your customers as a package?
- What value(s) will the customer perceive and realize?
- What value does the business realize?
- How would it be promoted?
- How long would it be available?

5. Support Expansion of Local Wine Industry

Perry County, and surrounding areas, have realized considerable investment in the wine industry. These investments have also generated a considerable amount of tourism related activity that may not have occurred prior to the wineries being established. It is noteworthy that the wineries and tourists experiences provide a great opportunity to create positive impression of Perry County. The wineries are very complementary to Perry County's tourism pursuits. The scenic drives and recreational resources through Perry County can help to create destinations for tourists and customers for the wineries.

Perry County should continue to support the expansion of existing wineries and the development of new winery facilities. Craft and microbreweries, as well as, micro distilleries, could be considered included as components of this initiative.

New wine oriented opportunities were increased by the designation of a region in South Central Indiana being designated an American Viticultural Area. On February 5, 2013, a final rule in the Federal Register established the 4,800-square mile "Indiana Uplands" American Viticultural Area (AVA) in all or portions of 19 counties in south-central Indiana. An AVA is a federally designated wine grape-growing region by the Alcohol and Tobacco Tax and Trade Bureau (TTB) of the United States Department of the Treasury. Current regulations impose the following additional requirements on an AVA:

- Evidence that the name of the proposed new AVA is locally or nationally known as referring to the area
- Historical or current evidence that the boundaries are legitimate
- Evidence that growing conditions such as climate, soil, elevation, and physical features are distinctive
- Once an AVA is established, at least 85% of the grapes used to make a wine must be grown in the specified area if an AVA is referenced on its label.

Considering this new AVA designation, efforts should be pursued to continue marketing and promotional activities. Further, the development of additional tourism offerings in Perry County will benefit the wineries by creating additional customers and markets.

Continuous improvement to all wine-making components is essential to effectively compete in ever increasing market. Identification and preservation of prime wine growing areas should be considered.

Local wineries should consider following pursuits outlined in the *Key Suggestions from the Indiana Wine Grape Council November 2012 Strategic Plan Retreat Five Year Goals*.

- Enhance the quality and continued safety of Indiana grapes and wines
- Research and expanded outreach education on “best practices” in both viticulture and enology
- Increase the availability and quality of Indiana grown grapes
- Improve consumer perception of Indiana wines
- Encourage locally-owned, family-operated restaurants to serve local Indiana wines
- Assess the economic impact of the Indiana wine grape industry

Local and regional wineries might find value to pursuing the development of strategic plan to identify opportunities and address challenges. The State of North Carolina wineries recently completed such a planning effort. The plan, *Strategic Plan North Carolina Wine and Grape Industry (2014 - 2019)* can viewed at: <http://www.uncg.edu/bae/or/WINESTRAT-Final-Report-2014.pdf>. The plan highlights recommendations in the following categories:

- Quality Assurance & Product Enhancement
- Marketing & Stakeholder Education
- Impactful Research and Business Intelligence
- Wine Tourism
- Regulatory Environment

The detailed findings and recommendations outlined in the North Carolina Plan should be reviewed by local and regional wineries to determine if they might find value in adopting and pursuing some of the same recommendations and initiatives.



Source: www.cityofmasterton.co.nz



Source: www.indianauplands.com

6. Expand and promote parks/pull-offs along scenic routes

Perry County has a considerable number and variety of scenic county roads and highways. Driving through scenic and natural areas remains the number one experience for people to experience the outdoors.

Considering the ample scenic roadways in Perry County and considerable demand for scenic drives, Perry County should consider the opportunities to enhance and improve these scenic roadways.

This initiative should begin with an inventory of existing scenic routes, along with parking areas, pull-offs and related points of interest. Efforts should also be made to identify the following along these routes:

- Scenic Resources
- Natural Resources
- Recreational Resources
- Historic, Cultural, and Archaeological Resources
- Business and commerce associated with tourism

Further analysis should include opportunities to create parking areas for tourists to experience these resources.

Following a mapping exercise, these routes can be driven to evaluate the potential improvements and how they might enhance a driver's experience.

Specific projects and improvements should be inventoried and prioritized based on impact, feasibility and associated considerations.

This summary planning process is identified in greater detail in The Federal Highway Administration (FHWA) list of 14 components that must be in a Corridor Management Plan (CMP).

The FHWA requirements for a CMP are:

1. A map identifying the corridor boundaries, location of intrinsic qualities, and land uses in the corridor.
2. An assessment of the byway's intrinsic qualities and their context (the area surrounding them). The end product is typically a catalogue of the byway's scenic, historic, natural, archeological, cultural, and recreational qualities. A community visual assessment is an ideal way to involve a large number of local residents in evaluating the byway's resources.
3. A strategy for maintaining and enhancing each of the byway's unique qualities. Ask what you want the byway corridor to look like in 10-15 years and develop goals and strategies to help you get there.
4. A list of the agencies, groups, and individuals who are part of the team that will carry out the plan. Be sure to include a description of each individual's responsibilities and a schedule of when and how you will review their progress.
5. A strategy for how existing development along the corridor might be enhanced and how to accommodate new development while preserving the byway's intrinsic qualities. Many communities have long-term land use plans that can be adapted for this purpose.
6. A plan for on-going public participation. This might include forming a CMP steering committee made up of local citizens, a schedule of regular public meetings, or a byway management planning forum.
7. A general review of the road's safety record to locate hazards and poor design, and identify possible corrections. Identify ways to balance safety with context-sensitive highway design practices that accommodate safety needs while preserving the road's character.

8. A plan to accommodate commercial traffic while ensuring the safety of sightseers in smaller vehicles, as well as bicyclists, joggers, and pedestrians. Some CMP's incorporate plans to apply for Federal Transportation Enhancement funds to pay for the installation of special bicycle lanes along the byway or the creation of hiking trails.
9. A listing and discussion of efforts to minimize anomalous intrusions on the visitor's experience of the byway. This might include landscaping to screen an industrial site, relocating utility wires and poles, or planning for the sensitive location of wireless telecommunications towers along the byway.
10. Documentation of compliance with all existing local, state, and federal laws about the control of outdoor advertising. Federal regulations prohibit all new billboards along designated scenic byways that are classified as federal-aid primary, national highway system, or interstate roads. States are free to impose stricter controls on billboards along scenic byways. Your CMP should also address the continuous designation of the road to ensure that billboard companies will not be able to find a loophole in your byway designation that would allow them to erect billboards along the corridor.



source: insidemedford.com

11. A plan to make sure that the number and placement of highway signs will not get in the way of scenery, but still be sufficient to help tourists find their way. This includes, where appropriate, signs for international tourists who may not speak English fluently. Two popular and effective ways of addressing this issue are logo signs and tourist-oriented directional signs (TODS). Logo signs are located on interstate highway rights-of-way and advertise gas, food, camping, and lodging at nearby exits. Highway-oriented businesses can advertise their company's symbol, name, trademark, or a combination of these things on a logo sign. A few states, like Utah and Maine, provide TODS primarily on non-interstate rural highways to help motorists find local businesses. TODS indicate only the name of local attractions, mileage to the establishment, and direction.
12. Plans for how to market and publicize the byway. Most marketing plans highlight the area's intrinsic qualities and promote interest in the byway that is consistent with resource protection efforts and maintenance of the byway's desired character.
13. Any proposals for modifying the roadway, including an evaluation of design standards and how proposed changes may affect the byway's intrinsic qualities. Byway groups should work with their state department of transportation to adopt context-sensitive highway design standards for the byway. Context-sensitive design takes into account the area's built and natural environment; the environmental, scenic, aesthetic, historic, community, and preservation impacts of a road project; and provides access for other modes of transportation.
14. A description of what you plan to do to explain and interpret your byway's significant resources to visitors. Interpretation can include visitor centers, leaflets, audio tours, information panels, and special events. In this category, creativity makes a big difference.

Source: <http://www.scenic.org/issues/scenic-byways/byways-and-corridor-management-plans>

7. Enhance Boat Ramps and Marinas along Ohio River

Significant improvements have been made at the Derby and Magnet boat ramps and marinas. Efforts should be pursued to continue to leverage previous improvements and pursue additional improvements. These improvements are of value to boaters as well as tourists.

These facilities and improvements should be marketed to ensure that boating enthusiasts and tourist are aware of these new facilities. Hosting events and activities at these facilities would also help to promote these areas and create awareness.

The boat ramp in Derby was installed by a private individual who would like to sell the boat ramp. While the ramp does generate some measure of revenue via user fees, it is unclear if the ramp can continue to do so. Without investing time to monitor the ramp, it can be difficult to accurately collect launch fees. At this time it is not clear if someone will come forward to purchase the boat ramp. While there is a general desire for the ramp to continue operation, the ramp's future operation is uncertain. It could be advantageous for the boat ramp to be purchased by a private sector interest to avoid the need to invest public funds for the operation of the ramp.

However, if no future private owner is identified, the Perry County Park Department could evaluate the opportunity to own and manage the boat ramp considering that they already provide maintenance at the Derby Park and other locations in the county. Perry County could consider utilizing the Southwest Indiana Small Business Development Center to develop a business plan for the boat ramp to determine if revenues from launch fees are adequate to address the costs to purchase and maintain the boat ramp.

A related matter for Ohio River boating is the local marinas. The existing marinas are in various states of repair and adequacy. High quality marinas can help attract boaters to moor their boats and visit the tourism offerings near the marina. These offerings might include restaurants, picnic areas, gasoline sales, etc. Attention should be given to designing and constructing high quality marinas that would attract boaters. Considering the investment made to the landings, installing safe and highly functioning marina facilities would be appropriate.



source: Lochmueller Group

8. Develop tourism/recreation “Round Table” of enthusiasts to expand resources, events, and experiences

Robust tourism communities understand the importance of having a number and variety of high quality events and activities that attract visitors. Unique and interesting local events and activities require effort to develop and grow. This important tourism component cannot be left to chance.

A Round Table comprised of a variety of organizations and interests could help to identify new events and activities and help to expand existing events in order to increase tourism.

A good example of this was evidenced at public workshop. While commenting on Tell City’s namesake, William Tell, another person noted with the increased interest in archery and a namesake of one of the most renown archers world-wide, Tell City/Perry County should develop an archery venue to host events and tournaments.

Process for Developing New Products and Experiences

To attract visitors and keep tourists in the community long enough for them to contribute to the local economy, there must be a compelling reason to stay. While Perry County has a number quality tourism resources, efforts should be pursued to develop new tourism resources and activities.

Innovation is essential to developing new tourism products. Too often, communities fail to realize the opportunities to develop tourism products since they do not perceive certain community resources as novel or interesting. It often helps to have persons and organizations from outside the community help to facilitate efforts to identify and frame new tourism development activities.

There are countless examples of unique activities and experiences that have drawn visitors to areas that previously were not perceived as tourism opportunities.

The process for tourism product development can be thought of as a process similar to developing a new product or service from a business perspective. Fundamental considerations involve developing an exhaustive inventory of community resources and thoughtful consideration about how the resources could support local tourism. A challenging but essential component to the process is diversity. The process must include opportunities for persons with different interests, background, perspective, etc. to share and discuss new product ideas. Considering the seemingly ever expanding scope, there could be value in segmenting the planning process into groups or categories. This might include:

- Outdoor Recreation – hunting and fishing
- Outdoor Recreation – hiking and birdwatching
- Outdoor Recreation – off road vehicles and motorsports
- Outdoor Recreation – motorcycling
- Outdoor Recreation – water sports and boating
- Organized sports – youth athletics
- Arts and Culture
- Events and Hosting Venues
- Accommodations

Representatives from these individual groups could convene a meeting(s) where the groups share and discuss new product ideas.

Consideration should be given to emerging product develop trends in the tourism sector including the following:

- Develop walking, cycling and driving tours across multiple media (brochures, online maps, apps, audio tours, etc.) of historic sites; historic architecture; local history sites
- Support existing collaborative arts marketing opportunities, and develop new collaborative marketing platforms and programs for arts and cultural institutions.
- Educational tourism or edutourism is any program in which people travel to a location with the primary purpose of engaging in a learning experience directly related to the location. Perry County might consider focusing education activities associated with outdoor recreation and nature study.

Ensure Positive First Impression of Perry County

A person visiting Perry County for first time may perceive the community as average or above average for this part of Indiana and the US.

Careful attention and improvements to the entrances of the community can help to create positive first impressions. Native residents often do not appreciate the visual appeal (or lack thereof) of the communities. Attention to gateways into the community is very important. Property maintenance enforcement and beautification efforts can pay large dividends.

Secret shopper programs have been a long standing approach to obtaining feedback on how people form first impressions of a community. The process involves the county officials and/or chamber of commerce/tourism organization to identify a group or persons who are not familiar with Perry County. They make arrangements for the group to visit Perry County. Following a couple hours of “taking in Perry County”, the group meets with Perry County officials to share their experience and findings. It is often the practice for Perry County representatives to make a reciprocal visit to the other community.

9. Create a unique outdoor performance venue

Perry County’s location along I-64 and proximity to metropolitan markets could provide an attractive location for an outdoor performance venue.

Unique performing arts venues have a track record of attracting visitors. Done well, outdoor performance venues can attract visitors and create a very favorable impression of the community.

In the case of Perry County, establishing an outdoor performance venue that highlights Perry County’s natural beauty would be an appropriate design and location consideration. However, it would also be advantageous to locate an outdoor performance venue proximate to existing infrastructure and utilities. The acoustics of a performance venue should be a primary consideration, followed by visual appeal, development costs, etc. Some communities have created design competitions in order to identify unique design features that can increase interest in the facility.

It is worth noting the experience of the amphitheater at Lincoln State Park in Spencer County. Significant effort and investment was put into this outdoor performance venue, however, the facility never really seemed to hit its stride. This experience should not preclude Perry County from considering an outdoor performance venue but rather should provide “lessons learned” for consideration in Perry County’s deliberations.

Ohio River communities of Henderson and Owensboro have developed significant musical festivals that attracts thousands and create a position image for these communities. A highly regarded outdoor performance venue could be an excellent platform to develop high profile, performance events.

Primary consideration for investing in the development of an outdoor performance venue are as follows:

- Evaluate competing entertaining venues and identify competitive advantages
- Develop events strategies and sales forecasts
- Identify costs for developing and operating a performance venue
- Compare costs to projected revenues
- Estimate anticipated local spending of persons attending performances

Such an analysis will help to guide development of a performance venue.



source: www2.piedmont.edu



source: www.greenwood.in.gov

10. Support the development of an excursion train between Tell City and Lincoln City, and develop tourist opportunities at the Perry County end

Consideration is being given to the concept of developing an excursion train between Tell City and Lincoln City. Such a facility could attract people to Perry County. However, the near term project is to develop a short “out and back” trip from Lincoln City. This would capitalize on attracting Holiday World visitors to ride the excursion train. The out and back route provides for a two to three hour trip. This is could be an appealing timeframe for Holiday World tourists.

However, should the route become established, there could be the potential for an alternative trip from Lincoln City to Tell City. This would be a considerably longer trip but could be of interest to train enthusiasts. Considering the extended length of this route, consideration should be given to creating activities to help entertain passengers. Further, considerations should be given to developing tourism offering that combines the train excursion with overnight accommodations in Perry County.

The Spirit of Jasper excursion train began operating in 2011. By 2014 they were very close to selling out all excursions and host a number special event train excursions. This seems to indicate that there is a market for excursion trains in Southern Indiana.

To ensure the train can travel from Tell City to Lincoln City, a number of bridge structures need to be improved. The Tell City Port Authority is developing plans and financing to update these bridge structures.

11. Develop an Ohio River Cruise Boat

In the course of the planning process and public workshops, there was considerable interest in pursuing opportunities to increase the tourist potential in Perry County. The majority of the discussion was in regard to the Hoosier National Forest. Others did point to the Ohio River as a tourism resource. Further, Perry County is continuing to make improvements at the Ohio River parks and landings at Derby and Magnet. Tell City has also made riverfront improvements.

While not mentioned at the meetings, Lochmueller Group planners believe that Perry County should consider the tourism value of an Ohio River excursion boat. These boats are popular tourist experiences in larger metropolitan areas along the Ohio River. An Ohio River excursion boat would be a tourism experience unique to Perry County. A unique tourism resource such as an excursion boat could attract persons visiting Holiday World or the French Lick Casino Resort. It is worth noting that excursion boats on Patoka Lake are well attended. The Patoka Lake excursions are also themed with fall foliage and wine tasting as part of the cruise.

However, establishing an Ohio River excursion boat would be a considerable undertaking. The website SmallBusiness.Chron.com identifies the following components of developing a riverboat excursion company:

Step 1

Scout out an enticing piece of water in which to conduct your riverboat excursion business. Look for winding rivers, appealing scenery and dock accessibility.

Step 2

Learn the rules, regulations and license requirements for your county and state on liquor and food service on your riverboat. Contact your health department to learn how to apply for a food handler's permit, equipment requirements for your kitchen and how to prepare for an inspection. Contact your licensing department for information on obtaining a liquor license.

Step 3

Obtain a captain's license, unless you intend to hire a captain to run your river cruise. The type of license needed varies by passenger amount and tonnage. Then contact an attorney and insurance agent to learn the liability concerns and insurance coverage that will be required for your vessel. Develop a business plan detailing anticipated start-up and operating costs for your boat, permits, employees, licenses, lease fees and advertising.

Step 4

Purchase an appropriate riverboat with adequate restrooms, cabins, dining space and passenger capacity. Ensure that it will pass inspection by inspecting the hull strength, stability, machinery, navigation equipment, electrical installations and safety equipment.

Step 5

Contact your department of safety or transportation to register your vessel. Contact the U.S. Coast Guard to set up an inspection.

Step 6

Develop cruise packages, which may include sightseeing cruises, lunch cruises, dinner cruises, breakfast cruises, late night cruises and events for holidays, weddings, themed parties or birthdays. Consider allowing private rentals and offering group rates.

Step 7

Hire a friendly and experienced staff to man the deck, present the tours, man the kitchen and serve the clients. Look for history enthusiasts to present your tours and delight tourists. As well, hire energetic students to dress up in historical dress for themed party nights or special events. If offering live entertainment, scope out performers who would complement your riverboat style.

Source: <http://smallbusiness.chron.com/start-riverboat-excursion-company-16515.html>

Perry County might consider partnerships with other neighboring jurisdictions along the Ohio River. These partnerships could help address startup/operation costs and help to create a customer base.

G. Hoosier National Forest

1. Host regular meetings with the Hoosier National Forest

In April of 2015, a small number of Perry County representatives met with a contingent of persons from the Regional National Forest headquarters. The meeting was well received by all attendees. Following a spirited and open exchange of opportunities and challenges, local representatives recognized the value in the meeting and determined that future meetings with National Forest staff would be very beneficial.

Perry County should work with the local Hoosier National Forest staff to schedule annual or semi-annual meetings. By scheduling such meetings, there is greater surety that these valuable engagements will take place and information can be shared. Without deliberately scheduling these meetings, it is too easy for important information to not be shared in advance of decisions and actions that could be adjusted if parties had advance knowledge and information to make adjustments.

2. Develop a Lodge/Inn facility in or near the Hoosier National Forest

Planning workshops events indicated an interest in developing a lodge or inn type facility within or near Hoosier National Forest property. It was noted that such a project has been discussed for a number of years. The concept is to develop a lodge facility that would be proximate to the unique amenities and recreation opportunities in the Hoosier National Forest.

There appears to be two options for developing such a facility.

Option one would be to work with the Hoosier National Forest to lease or license a parcel of land for the development of a lodge. This would be advantageous in that the location for the lodge could be very proximate to outdoor recreation facilities such as a lake, horseback riding and hiking trails. However, negotiating such a lease or license for such a lodge could take a long time and conditions in such a lease may not be attractive to companies that would consider developing a lodge facility.

Option two could involve identifying an appropriate parcel of private land that is proximate to high quality National Forest amenities for the development of a lodge facility. This would still necessitate some measure of coordination with the Hoosier National Forest.

Identifying a suitable parcel of land for the development would include identifying key development elements. These might include:

- Access to a high quality roadway
- Access to utilities (water, sewer, electric, natural gas)
- Proximity to a high quality Hoosier National Forest amenities
- A market analysis could help to identify which amenities could be of the highest value, i.e. horseback riding versus boating/fishing.
- Unique features such as scenic views

Perry County should identify suitable development locations and have some assurance from property owners that they would participate in a development project. Ideally, the county would option the land before pursuing additional steps in the development process.

A lodge development project would require attracting a suitable developer. The potential to attract a developer would be measurably increased by preparing a market analysis report that would outline the business proposition and feasibility analysis. Such an analysis could take into account data on visitation to Perry County, the proximity of Perry County to other tourism destinations such as Holiday World, Patoka Lake and the French Lick Casino Resort. The analysis would also take into account visitor preferences for overnight accommodations and competing accommodations.

The market analysis would be a significant investment that might range from \$15,000 to \$30,000. However, such an investment would help to determine if the idea of lodge is something that has a reasonable level of feasibility. Without such an analysis, the idea of developing a lodge remains a concept.

With a market analysis completed, Perry County has a much greater likelihood of attracting development interest. Attracting developers normally involves a two-step process. First, a Request of Qualifications is distributed to persons and organizations that are known to have an interest in lodge and overnight accommodation development. The Request of Qualifications frames the development concept and business proposition. The RFQ requests that interested developers submit their qualifications and experiences with similar projects. Following the selection of developers that Perry County deems “qualified”, these firms are asked to respond to a Request for Proposals (RFP). The RFP would ask for more detailed information about how they would go about developing a lodge and also information about their financial capacity to pursue such a project. Perry County could then select a developer and begin negotiating a development agreement for the project.

3. Develop user-friendly and accessible information for the Hoosier National Forest

Recognizing and appreciating the recreational opportunities associated with the Hoosier National Forest can be less than intuitive for persons unfamiliar with national forest properties. The numerous HNF land holdings are distributed across Perry County. This is unlike conventional parks that have singular entrance and all amenities are contained in a single area.

Other communities near national forests have developed independent websites and information that depict national forest recreation opportunities in more intuitive fashion. Further, they embed related tourism marketing information and graphics that create greater appeal to visit the national forest property. Perry County should consider developing a similar web-based resource. As an example, see link to the “unofficial” website for the Shawnee National Forest in Illinois - <http://www.shawneeforest.com/>.

4. Develop Additional Programs and Activities Associated with the Hoosier National Forest

Local Hoosier National Forest staff are very talented. They possess education and training in a great number and variety of outdoor recreation, natural resource, conservation and associated topics. Efforts should be pursued to work with HNF to identify programs and activities that utilize the skills and resources of the HNF staff. These efforts might include research into other national forest properties to identify events and activities that could be hosted in the HNF. New ideas for activities and events associated with the HNF could also be generated via Tourism Roundtable noted in the Comprehensive Plan tourism section.

5. Develop shorter trails at strategic locations

The Hoosier National Forest has a considerable number of trails. However, most of the trails are of considerable length. These trails are valued by hiking and horse enthusiasts. However, they may seem daunting to average tourists. Perry County should work with HNF staff to identify the potential to create shorter trails for average persons to enjoy. Further, it would be advantageous if these trails were located in areas proximate to areas where tourist are apt to visit. These might include, but not be limited to, areas such as Leopold, Derby and Magnet.

6. Identify mutually beneficial enhancements to forest properties

In public workshops, comments were made about the value of installing electric service to the horseman campground in the German Ridge Recreation Area. The installation of electric service to the area could measurably increase the utilization of this campground facility.

Another concept shared was the development of an All-Terrain Vehicle (ATV) Area. This area would be developed to accommodate ATVs and provide them with off road terrain experiences. This would create a new recreation component to the HNF portfolio of activities. An ATV area would also be very complementary to Perry County's experience with hosting a significant number of Jeep Rallies. Former quarry areas within the HNF were identified as possible locations for an ATV area. The closest public ATV area is located in Lynnville, Indiana.

There is considerable likelihood that additional enhancements could be identified in the course of the Community Engagement through Recreation & and Tourism program noted above.

Considering that the HNF is managed with long term planning documents, it is essential to identify improvements and enhancement opportunities so that these can be included in new plans or added as amendments to current plans. These plans also serve to prioritize investments and improvements to the Hoosier National Forest facilities.

7. Promote the American Discovery Trail

The American Discovery Trail is a system of recreational trails and roads which collectively form a coast-to-coast hiking and biking trail across the mid-tier of the United States. Horses can also be ridden on parts of this trail. It starts on the Delmarva Peninsula on the Atlantic Ocean and ends on the northern California coast on the Pacific Ocean, and is signed on over 6,800 miles (10,900 km) of trail. This includes the doubled trail stretches. It is possible to complete the coast to coast hike by covering just over 5,000 miles (8,000 km) of trail. It is the only non-motorized coast-to-coast trail.

The trail passes through 14 national parks and 16 national forests (including the Hoosier National Forest) and uses sections of or connects to five National Scenic Trails, 10 National Historic Trails, and 23 National Recreation Trails. For part of its route, the trail connects with the Two Lake Loops Trail in the Hoosier National Forest.

When discussing the American Discovery Trail at public workshops, some framed the trail as having similar characteristics of The Appalachian Trail (AT). With appropriate pursuits to create awareness of the American Discovery Trail, along with marketing efforts, many persons could be drawn to the trail in the interest of hiking a section of much larger trail. Marketing efforts might include kiosks to depict the route, brochures and American Discover Trail merchandise. Some might be drawn to hiking the entire route of the Indiana section of the American Discovery Trail.

Information on the American Discovery Trail is available at: <http://www.discoverytrail.org/>

8. Pursue funding from the Federal Lands Access Program

The Federal Lands Access Program (FLAP) is a program created under the “Moving Ahead for Progress in the 21st Century Act” (MAP-21) that provides funds for projects on Federal Lands access transportation facilities that are located on, adjacent to, or that provide access to Federal lands. While Map 21 is a dated program, new Department of Transportation funding opportunities are likely to be announced that will provide similar funding resources.

A Federal Lands access transportation facility is defined as a public highway, road, bridge, trail, or transit system that is located on, adjacent to, or provides access to Federal lands for which title or maintenance responsibility is vested in a State, county, town, township, tribal, municipal, or local government. Considering the vast amounts of Federal lands in Perry County, there is a considerable likelihood in identifying a suitable project. The FLAP could be effective with funding trail components that link HNF properties via a trail network.

Funds are distributed by formula among States that have Federal Lands managed by the National Park Service, the U.S. Forest Service, the U.S. Fish and Wildlife Service, the Bureau of Land Management, and the U.S. Army Corps of Engineers.



source: Lochmueller Group

H. Education

1. Develop and expand opportunities for youth involvement in community affairs

A key consideration to retaining young people in a community is to have them engaged in building their community.

In the course of developing the Perry County Comprehensive Plan, efforts were pursued to obtain input from area middle and high schools. Considering that the Comprehensive Plan is forward looking planning effort, it is intended to create a brighter future for area students. These engagements were well received by the students, with the assistance of area school administration.

While Perry County does a great deal to support the youth in the community, there would be considerable value realized by involving area youth into planning and decision making for the community.

A great example is the Perry County Commissioners hosting at least one of their regular Perry County Commissioners meeting at each of the high schools. However, there could be other opportunities for additional youth involvement.

In Indiana and across the Midwest, communities often forego the engagement of youth in civic matters. Consider the following top 10 lists regarding youth engagement.

10 Reasons Why Youth Say They Do Not Participate in Local Government

10. Think their voice would not be heard.
9. Lack transportation.
8. Difficult to balance job, school, family and other time commitments.
7. Parents object, or general lack of parental support.
6. Activity is held at an inconvenient time (during school hours, on college prep testing day, etc.).
5. Issue to be tackled seems too big.
4. Issue to be tackled is not interesting to youth.
3. No other youth are doing it.
2. Believe that, in general, adults do not take youth seriously.
1. No one asked!

Should Perry County organizations consider effort to involve youth, they should consider the following recommendations:

10 Ways to Keep Youth Engagement Authentic

10. The opportunities are meaningful, not just made up work.
9. Youth have access to decision-makers in official settings.
8. Enough time is allocated for youth to learn the issues and complete projects.
7. Adult-driven initiatives or groups try to maintain a ratio of four to six adults to every young person.
6. Youth-driven initiatives try to maintain a ratio of four to eight youth to every adult.
5. Training and skill-building are built into all projects.
4. Training and skill-building match the opportunities youth will tackle.
3. Opportunities are connected as a system; youth can move easily from one to another.
2. Any opportunity balances learning, work and fun.
1. Adults want youth at the table because they add value, not because it will be good for them.

The benefits of youth involvement include but are not limited to:

Budget savings and revenue generation

Youth input can redirect public investments away from programs and facilities that would be underutilized into areas that reflect the needs of youth and their families. Involving youth in decisions leads to a greater connection between planning and the realities of that segment of the community's population.

Increased support for community initiatives

The partnerships created between local government and young people can be invaluable in helping youth and their families learn about, and then work on behalf of, community plans and policies.

Improved policies and programs for youth

Young people can raise genuine concerns about their education, health and safety and offer workable options and solutions.

Identification as a youth-friendly community

Communities that engage youth in the work of local government are consistently listed among the top places for young people to live. Many businesses are attracted to cities with this distinction, and there is increasing evidence that young adults want to reside in a community that valued them when they were young.

Improved indicators of well-being

Studies consistently show that youth in civic engagement programs are more likely to graduate, adopt productive attitudes about their role in the community and avoid risky behaviors. When these same youth reach adulthood, they tend to vote, volunteer and become valuable members of the workforce. They become lifelong civic leaders.

Perry County would realize considerable value by encouraging all organizations and public agencies to consider what they could do to better engage young people.

2. Expand post-secondary school opportunities

Current forward thinking in economic development references the “tech and knowledge based” future employment opportunities.

Most agree that economic success of future generations will be a function of education and training they pursue following K-12.

While Perry County does have an Ivy Tech presence, consideration should be given to expanding post-secondary education offerings in Perry County. Expanding post-secondary resources can help with creating a well trained workforce and can also result in higher incomes for residents.

A related consideration to offering additional post-secondary educational opportunities is the distance to other higher education institutions. Easy access and proximate location is an important factor to persons in enrolling in post-secondary programs. Having an additional 1-2 hour commute to regional campus can create challenges to enrollment.

Expanding post-secondary education resources can be challenging. It can be difficult to identify and create new curriculum offerings and ensure that the classes will be filled with students. New engagements in creating higher education offerings can involve a considerable amount of risk for institutions like Ivy Tech.

However, continued planning engagements with higher education institutions and shared efforts to minimize risk can help to foster new post-secondary educational opportunities.

Conversations should be broad and bring together all components and interested persons/organizations.

A related consideration is the opportunity for next generation distance learning resources.

3. Continue to increase opportunities at Perry County high schools

The quality of a community’s school system is a primary consideration of families with children when they decide where they will live and invest in housing. While residents that have lived in Perry County may have an appreciation of the local schools, outside persons that are considering to move to Perry County will not have a complete understanding of the local school systems.

Today, there are numerous outlets for data and performance of schools in Indiana and across the country. These data are carefully reviewed by persons that are considering to move to a new place of residence. It is incumbent on Perry County schools to monitor their performance as it relates to school rankings.

Examples of these performance rankings can be found at the following websites:

- Indiana Department of Education:
<http://compass.doe.in.gov/dashboard/overview.aspx>
- U.S. News and World Report:
<http://www.usnews.com/education/best-high-schools/indiana/rankings?int=c0b4c1>
- School Digger:
<http://www.schooldigger.com/go/IN/schoolrank.aspx>

Further, Perry County schools might consider adding content to their website to help prospective families to better understand and appreciate the education value proposition offered by local schools. In this sense, the schools can provide additional data and insights about their schools' performance that will not be depicted via on line school performance data.

Schools that are perceived as high quality can attract families. There are anecdotal examples of this across Indiana.

With changes in school funding in Indiana and changes in the policies that allow for students to select their school of choice, increasing the performance of local schools in Indiana has never been more important.

While the Perry County Comprehensive Plan does not have specific recommendations for increasing the performance of local schools, the matter should be a high priority when evaluating future Perry County investments.

4. Create shared space/community center opportunities at Perry Central High School

In the course of planning workshops, there was discussion about the value of creating shared space at Perry Central High School that could be utilized by the Perry Central Schools during the school day and in the evening by Perry County residents. The idea is that such a facility could serve as a space for community events and activities. While Perry Central Schools do allow for space to be used by residents for events, often times the high utilization of school facilities for academic and sporting events precludes the use of the space for community activities and events.

I. Housing

1. Encourage higher density rural development to reduce pressure on agricultural land, forests, and scenic views

Perry County has a considerable amount of land parcels held by the US Forest Service. Land owned by the US Forest Service is exempt from property taxes. Also, a significant amount of land is entered into conservation programs that are exempt from property taxes. While Perry County does receive a payment in lieu of taxes from the Forest Service, this amount is considerably less than what the county would realize in property taxes if the land was privately held. Other challenges to Perry County's availability of developable land includes steep slopes and flood hazard areas.

While these conditions create a very scenic natural environment and provide recreation resources, these same conditions do not contribute to Perry County's property tax revenue to provide essential public services.

Considering that upwards of one-third of Perry County land is exempt from property taxes, it is incumbent on Perry County to foster appropriate land use and development principles that strive to generate more property taxes per acre and also pursue development types that do not increase the cost of government services. One of the more fundamental concepts here is to foster development in locations where existing utilities and infrastructure are in place. A related consideration is to avoid development in locations that will create additional costs for providing government services.

In summary, Perry County's future development efforts should give consideration to the costs to provide county services in relation to the net public revenues generated for a given development project. An example of this is to consider revenue per acre generated and the cost to provide services to 20 one-fourth acre per lot homes on five acres versus a single home on 5 acres in a remote area of Perry County.

It is understood that this can be challenging in Perry County, considering that some people decide to live in Perry County specifically to reside in remote and isolated areas.

Developing in areas that are proximate to existing infrastructure should decrease development costs and keep development more affordable in these locations.

A related development consideration is development plans that provide for a higher density of housing but also provides for a larger common area of land that all residents of the development can enjoy. There are examples of these types of development for equestrian communities. Here residential areas might be fitted into quarter acre parcels and a common 20 acre parcel is reserved for a horse pasture that is shared by residents in the development. This type of development also lends itself to development around a lake, scenic vista, or other common resources that would be valued and shared.

While Perry County seems vast and infinite, in fact Perry County's land base is finite. Perry County may realize long term benefits by considering future land use development decisions in a mindset that is framed by recognizing the County's finite land limits and giving greater attention to the impact of current land use decisions to future generations.

II. PROJECTS

A. Administration

1. Update Perry County Zoning Ordinance

The Perry County Plan Commission should consider updating the County's zoning ordinance. Zoning policies have evolved since the time that Perry County adopted their initial zoning ordinance.

Perry County's current zoning ordinance and zoning map are dated and should be reviewed and updated. An updated zoning ordinance and map are the cornerstones to ensuring that the community grows and develops in a desirable manner, and diminishes the potential for development that is inconsistent with the community's goals and desires.

Many communities are adjusting their zoning ordinance format to create a more user friendly document. It is noteworthy that an easy to use and intuitive zoning ordinance can provide developers with a positive impression of Perry County. A dated ordinance that is difficult to navigate can create a less than positive first impression.

The Perry County Plan Commission should also consider reviewing the Use Tables contained in the County's zoning ordinance. Considering that the Use Tables provide for development that can occur "by right", meaning without further review, the Plan Commission should be confident in uses allowed in the zoning classifications.

Perry County may also want to address emerging planning and land use topics such as the installation of wind turbines, the installation of solar panels, the installation of green infrastructure, and regulation of adult oriented businesses. Following are two specific recommendations to revisit zoning provisions for confined feeding and home based businesses.

a. Update Agricultural Zoning to Address Confined Feeding Operations

Perry County is surrounded by a considerable amount of confined feeding operations in neighboring counties. Many counties have faced challenges with location of confined feeding operations on account of not adopting regulatory ordinances in advance. A well-conceived ordinance can help both farmers and residents.

The Indiana Department of Environmental Management (IDEM) does have a regulatory framework for the establishment of confined feeding operations (CFO). The fundamentals of the regulation can be found in their CFO guidance manual. The IDEM CFO guidance manual can be found at: http://www.in.gov/idem/landquality/files/cfo_guidance_manual.pdf.

However, while IDEM does regulate confined feeding operations, many Indiana counties have adopted local ordinances to govern the siting of confined feeding operations.

The Indiana State Department of Agriculture has prepared a resource entitled *A GUIDE FOR LOCAL LAND USE PLANNING FOR AGRICULTURAL OPERATIONS*. This resource provides background information and related resources for establishing local land use ordinances regarding confined feeding ordinances. This information can be located at: http://www.in.gov/isda/files/A_Guide_for_Local_Land_Use_Planning_for_Ag_Operations.pdf

Perry County should carefully consider the appropriate setbacks and associated criteria for establishing confined feeding operations. Considering the interest Perry County has in attracting tourists to enjoy public lands and natural resources, ensuring that CFOs do not detract from these resources is of utmost importance.

However, Perry County should also consider the economic development value of CFOs. CFO structures do create new assessed value and can increase the income of farmers.

In summary, Perry County should fully consider the matter of confined feeding and make an informed decision about whether or not to develop additional local regulations for the siting and development of confined feeding operations.

b. Update Zoning to Address Home Based Businesses

Perry County is well suited to attract persons that have professions allowing them live in any location they prefer. Not requiring an office or facility to travel to each day, many such persons prefer to work from home. Some refer to these as free agents. The County should have clear provisions regarding work from home or home occupation uses in their zoning ordinances in order to provide clarity to prospective residents and avoid potential future conflicts.

Considerations when developing an appropriate residential business ordinance may include, but not be limited to, the following:

- Cannot change residential character of building or lot.
- Operator of a home occupation shall be a resident of the dwelling unit and no employees are allowed who are not residents of that dwelling unit.
- No use that would change the fire separation requirements of the primary use building.
- No activity or storage of any kind related to the home occupation outside the primary use building.
- Provide an additional off-street parking area adequate to accommodate.
- Create no adverse impacts.

Types of home occupations might include, but not be limited to, the following:

- Artist’s, Musician’s or Writer’s Studio.
- Barber / Beauty Shop
- Cake Making or Decorating
- Dressmaking, Millinery, Sewing or Tailoring
- Home School, including Cottage Schools
- Personal Chef
- Personal Office for the following:
 - Accountant
 - Architect
 - Broker
 - Consultant
 - E-Commerce Business Office
 - Engineer
 - Insurance Agent
 - Lawyer
 - Notary Public
 - Planner
 - Real Estate Agent
 - Sales Representative
- Photography Studio
- Teaching or Tutoring

A sample ordinance for regulating home based businesses is included in Appendix I.

Projects: Administration			
Project	Phasing	Location	Responsibility
<p>1. Update Perry County Zoning Ordinance</p> <p>a. Update Agricultural Zoning to Address Confined Feeding Operations</p> <p>b. Update Zoning to Address Home Based Businesses</p> <p>c. Update Perry County Zoning Map</p>	<ul style="list-style-type: none"> • Short Term (0- 2 years) • Should be pursued immediately following the completion of the Comprehensive Plan. Such a project can take months to complete. As with a Comprehensive Plan, a steering committee should be assembled to identify tasks associated with the project and a schedule for completion. Other counties have found value in updating their zoning by dividing the process into specific topic areas, rather than attempting approval of the entire document. This can help to keep the process more manageable. 	<ul style="list-style-type: none"> • Perry County 	<ul style="list-style-type: none"> • Perry County Commissioners • Perry County Plan Commission • Perry County Board of Zoning Appeals
	<p>Funding Sources</p> <ul style="list-style-type: none"> • Perry County Commissioners • Perry County Plan Commission 	<p>Cost Estimate</p> <ul style="list-style-type: none"> • Costs can vary from \$3,000 to \$15,000. • Expenses can be kept checked by utilizing local committees to review current code and make recommendations for adjustments. 	<p>Additional Notes</p> <ul style="list-style-type: none"> • Recommendations can be developed by using the code of neighboring jurisdictions, identified as peer communities, as resource guides. • There are also a number of on-line resources such as Purdue University’s Model Zoning Ordinance. It can be found online at: rebar.ecn.purdue.edu/ltap1/resources/Publications/Indiana%20Model%20Zoning%20Ordinance.pdf.

c. Update Perry County Zoning Map

The Perry County Zoning Map should be updated to reflect all rezoning that has taken place since the last update of the Perry County Zoning Map. The Indiana 15 Regional Planning Commission is well positioned to provide these mapping services.

Additional consideration should be given to identifying areas that present challenges for development. These might include the Flood Insurance Rate Map (FIRM) data. While lenders are required to determine if properties they are financing are located in FIRM areas, projects that do not involve bank financing may not face this requirement. Other hazard considerations that would be depicted on a referenced map might include areas below high hazard dams.

In the course of updating the Perry County Zoning Map, the Perry County Plan Commission should consider a careful review and evaluation of current zoning to determine if it is still accurate. Communities face the need to rezone property in order to compete for economic development projects. At times these projects do not come to fruition but the property remains rezoned. Depending on the amount of time that has passed from a project based rezoning, conditions may have changed. These changes could be such that it would be advantageous for the property to revert to its previous zoning.

Conversely, property that is suitable for accommodating certain development types, could be rezoned to an appropriate zoning classification. Advance zoning can increase the development potential of property.

Careful zoning review of parcels at the I-64/37 and I-64/145 exits is particularly important.

2. Consider the Utilization of Overlay Guidelines to Guide Development in Unique Locations

The Overlay District is a development tool that offers design guidelines and standards for development in a specific geographic area. An overlay is used to either protect the pre-existing character of the area or to create a character that would not otherwise be ensured by the development standards in the base zoning code provisions. This adds value to an area by ensuring that improvements and new developments will “fit” within the feel and character of the area.

Should the Overlay guidelines become of greater value to support development, the overlay guidelines can be codified and incorporated into the Perry County Zoning Ordinance.

An Overlay promotes the conservation, enhancement, and continued vitality of areas of the County with special scenic, architectural, or cultural value. This is achieved through the creation of design guidelines and applying the Overlay as part of community planning projects, developing design guidelines for each district.

- Commercial Highway District Overlay – SR 37, SR 237, and SR 62
- Interstate Frontage District Overlay – I-64 corridor

a. Commercial Highway Overlay Guidelines for the SR 37, SR 237 and IN 62 Highway Corridors

These highway corridors are the gateways and backbone for development in Perry County. A Design Overlay could help to ensure high quality development along the corridors. This would also leverage the value of the existing high quality development along the east side of SR 129. Also the Design Overlay could increase the value of vacant parcels along the highway corridors.

A design overlay that protects the interest of the commercial developments along these important growth corridors would be of considerable value to existing and future development interests. Such an overlay could address development provisions within the corridor that may not have merit in other areas of the County.

Sample Commercial Highway Design Overlay is included in Appendix J.

A highway design overlay could help to identify design guidelines for the following:

- Building façades
- Landscaping
- Setback
- Access
- Parking
- Connectivity
- Signage
- Lighting

However, the most important provision of the Overlay is to ensure compatible uses in the corridor. To the extent that the corridor can be made aesthetically pleasing, all the better.

b. Interstate Corridor Overlay Guidelines for the I-64 Corridor

Perry County is fortunate to have I-64 run through the northern part of the County. The I-64 corridor is well traveled and persons and the investors traveling this route will form opinions of Perry County by the type and quality of development along this corridor. As a result, this corridor and subsequent development affords Perry County an opportunity to create a favorable impression for potential residents and investors.

The intent of an Interstate Corridor Overlay District is to prepare for inevitable commercial pressures on residential land brought about by interstate highway exit and entrance ramps.

Interstate corridors are highly valued for visibility and access. It is in the interest of Perry County to ensure the development within the I-64 corridor meets expectations and are not left to chance. Without defining development preferences and expectation in an Interstate Overlay, development could occur in a manner that fails to maximize the value of these strategic properties.

The strategy of an interstate corridor overlay is to continue the existing zoning patterns in this corridor but to develop a set of design criteria for future development. By “overlaying” design guidelines, the combined uses of commercial and residential can coexist without conflict. Provisions of an interstate overlay guidelines could, but not be limited to, the following:

- Minimum lot size
- Maximum lot coverage
- Minimum frontage along a major artery
- Limit the number of driveways
- Limitations to building height and materials
- Setbacks adjacent to residential uses and type of buffering to be provided
- Sign requirements
- Landscaping requirements.
- Screening, lighting and other requirements such as location of trash dumpsters

Sample Interstate Design Guideline is included as Appendix K.

Projects: Administration			
Project	Phasing	Location	Responsibility
<p>2. Consider the Utilization of Overlay Guidelines to Guide Development in Unique Locations</p> <p>a. Commercial Highway Overlay Guidelines for the SR 37, SR 237 and IN 62 Highway Corridors</p>	<ul style="list-style-type: none"> • Short Term (0-2 years) • Project is essential to ensuring high quality growth highway corridors 	<ul style="list-style-type: none"> • IN 62 • SR 37 • SR 237 	<ul style="list-style-type: none"> • Perry County • Perry County Plan Commission • Affected property owners
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Perry County • Perry County Plan Commission 	<ul style="list-style-type: none"> • Direct costs should be minimal. Majority of costs involve the plan commission or appointed group of volunteers to review other highway commercial design overlays used in other communities and determining which provisions are desired for Perry County. Depending on ability and confidence of volunteers, some consulting services might be appropriate. 	<ul style="list-style-type: none"> • The County might consider sharing the concept and value of these highway overlays with neighboring zoning jurisdictions. It would be of value if these jurisdictions would adopt similar overlay provisions. 	

Projects: Administration			
Project	Phasing	Location	Responsibility
<p>2. Consider the Utilization of Overlay Guidelines to Guide Development in Unique Locations</p> <p>b. Interstate Corridor Overlay Guidelines for the I-64 Corridor</p>	<ul style="list-style-type: none"> • I-64 corridor through Perry County • Exit 72 (I-64 & SR 145) • Exit 79 (I-64 & SR 37) 	<ul style="list-style-type: none"> • Perry County 	<ul style="list-style-type: none"> • Perry County • Perry County Plan Commission • Property owners within the I-64 corridor
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Perry County • Perry County Plan Commission 	<ul style="list-style-type: none"> • Direct costs should be minimal. Majority of costs involve the plan commission or appointed group of volunteers to review other interstate overlays used in other communities and determining which provisions are desired for Perry County. Depending on ability and confidence of volunteers, some consulting services might be appropriate. 	<ul style="list-style-type: none"> • Perry County should consider sharing the concept and value of these interstate overlays with neighboring zoning jurisdictions. It would be of value if these jurisdictions would adopt similar overlay provisions. 	

3. Update Perry County Property Maintenance Code

Property maintenance enforcement is essential to creating a positive image of the County. Concerns regarding property maintenance were identified in the planning workshops and community survey.

The image provided by well-maintained properties is a key consideration in attracting new residents and tourists.

Updating Property Maintenance Code can help to address unforeseen issues. A key consideration associated with zoning and associated development ordinances is the property maintenance code. Ensuring a clean and attractive appearance is essential to ensuring Perry County's brand and identity as a well-maintained and scenic community. This section of the county code should also be thoroughly reviewed and updated. An updated property maintenance code can provide the legal framework to address properties that are not maintained to the expectations of the community. Attention should be paid to the enforcement provision of the ordinance and careful analysis is needed to determine which of the current provisions are effective.

Property maintenance code might include but not be limited to the following:

- Exterior property areas
- Exterior structure
- Interior structure
- Rubbish and Garbage
- Extermination
- Portable signs
- Blighted area
- Inoperable vehicle
- Junk vehicle
- Weeds
- Attractive Nuisance

Projects: Administration			
Project	Phasing	Location	Responsibility
3. Update Perry County Property Maintenance Code	<ul style="list-style-type: none"> Updating the property maintenance code is a function of amending the Perry County Code. This should be a priority and near term initiative. 	<ul style="list-style-type: none"> Planning and zoning jurisdiction of Perry County 	<ul style="list-style-type: none"> Perry County Perry County Plan Commission Perry County Health Department
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> Perry County Perry County Plan Commission 	<ul style="list-style-type: none"> Direct costs should be minimal. Majority of the costs involve county staff and/or volunteers reviewing other property maintenance standards utilized in other peer communities and determining what standards are appropriate for Perry County. Depending on the ability and confidence of county staff or volunteers, some consulting services might be appropriate. 		

B. Public Safety

1. Address/Identify Solutions for Deer Creek Lake High Hazard Dam

The Indiana Department of Natural Resources and Army Corps of Engineers has designated the Deer Creek Lake as having a high hazard dam. Deer Creek Lake is a 39-acre impoundment located in the Hoosier National Forest about 9 miles northeast of Tell City. The lake was constructed in 1980 as a flood control impoundment. This designation is due to the finding that failure of the dam structure could cause loss of human life downstream. This determination is normally associated with the type of built environment downstream of the dam.

Alternatives include draining the reservoir and removing the dam structure or making the necessary repairs to the dam to meet new dam safety requirements. Another alternative is to purchase the housing structures and associated land parcel downstream in the interest of eliminating residential land use downstream.

The dam does hold back water during rain events and this water retention does provide some measure of benefit to downstream properties. Removing the dam could result in increasing the severity of flooding events downstream.

Making repairs to the dam appears cost prohibitive without significant grant funding for such a project.

Perry County should continue to monitor the situation and continue their dialogue with regulatory agencies.

This dialogue, along with an appropriate level of planning, could position Perry County to secure adequate grant funding to pursue the dam repairs.

Projects: Public Safety			
Project	Phasing	Location	Responsibility
1. Address/Identify Solutions for Deer Creek Lake High Hazard Dam	<ul style="list-style-type: none"> • Mid-Term (0-5 years) 	<ul style="list-style-type: none"> • County owned reservoir is located in the Hoosier National Forest about 9 miles northeast of Tell City. The lake was constructed in 1980 as a flood control impoundment. 	<ul style="list-style-type: none"> • Perry County • Indiana Department of Natural Resources • US Army Corps of Engineers • Department of Homeland Security - FEMA
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Office of Community and Rural Affairs • US Department of Agriculture, Rural Development • Department of Homeland Security - FEMA 	<ul style="list-style-type: none"> • Costs cannot be determined at this time 		

C. Health Care

1. Support Growth and Development Associated with the Perry County Memorial Hospital

Considering that Perry County Memorial Hospital invested in the construction of a new \$40 million dollar hospital, efforts should be pursued to ensure that the development around the hospital meets higher standards that complement the new hospital facility.

Community workshops and surveys highlighted the value residents place on Perry County Memorial Hospital. Hospitals are also important to the continued growth and development of communities. Attracting new businesses and residents is considerably easier when a community can readily point to a high quality health care provider that is proximate to the area.

It is noteworthy that a community with the population of Perry County is fortunate to have healthcare facilities with the capacity of the Perry County Memorial Hospital. Few Indiana communities in Perry County's size are as fortunate. It is also important to note the economic value provided by community health care facilities. Hospitals are substantial economic engines that generate significant payrolls and attract educated and engaged residents to the community. While Perry County Memorial has a significant history in Perry County, their continued presence and growth should not be taken for granted. Considering the ever evolving changes in the healthcare industry, these facilities are constantly faced with addressing new challenges and evaluating opportunities.

To ensure appropriate development in areas around the new Perry County Memorial Hospital, Perry County should consider the concept of a Health and Wellness Campus Overlay. Healthcare campus districts are an emerging trend in the healthcare industry. The Health and Wellness Campus Overlay concept seeks to create a high quality environment that caters to the needs and requirements unique to the healthcare industry. It is important to consider that the investment in design, building materials, and landscaping associated with health care facilities is substantial and can help a great deal with attracting other development opportunities that value high quality

design features. These might include, but are not limited to: professional services, tech and knowledge based businesses, healthcare, and wellness facilities.

The Health and Wellness Campus could also provide a framework for sharing and coordinating healthcare resources between healthcare providers located in the Campus. The Campus could also help to pursue the establishment of targeted areas of medical specialties that could provide growth and development opportunities.

Potential uses in the health care district include, but are not limited to the following:

- Medical and dental laboratories, clinics and offices
- Professional offices
- Pharmacies
- Exercise/fitness centers
- Rehabilitation centers
- Child day care centers
- Hospitals
- Long-term care facilities
- Assisted living housing
- Retirement communities
- Nonprofit family accommodations (i.e. Ronald McDonald House)
- Higher education institutions
- Pedestrian and bicycling trails

Many communities utilize overlay districts to guide growth and development in unique areas such as health care and corporate office parks. The provisions of a well-conceived overlay districts could help to increase the value of development projects by addressing the following considerations:

- Subdivision of land
- Planned location of future facilities
- Adequacy of utilities
- Site and building design standards/architecture
- Landscaping preferences
- Signage
- Connectivity of adjacent developments to the hospital
- Provision of healthcare amenities such as trails/park settings
- Safe and easy access for pedestrians and vehicles

Projects: Health Care			
Project	Phasing	Location	Responsibility
1. Support Growth and Development Associated with the Perry County Memorial Hospital	<ul style="list-style-type: none"> • 0-2 years • Short term housing opportunities should be identified as soon as possible. • Overlay design districts should be considered as development pursuits deem appropriate 	<ul style="list-style-type: none"> • The new Perry County Memorial Hospital and adjacent properties, especially the intersection of SR 37 and SR 237. 	<ul style="list-style-type: none"> • Perry County Memorial Hospital • Landowners • Perry County • Perry County Plan Commission
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Perry County • Perry County Plan Commission • Landowners 	<ul style="list-style-type: none"> • Costs estimates for developing an overlay district would be limited. Costs could include consulting and legal services. 		

2. Accommodate Wellness Facilities Near the New Perry County Memorial Hospital

The new Perry County Memorial Hospital is significant investment for Perry County and efforts should be pursued to attract appropriate development on areas near this new facility.

One specific recommendation identified at planning workshops is the development health and wellness facility, such a YMCA or like facility. Such a facility could complement rehabilitation and wellness efforts at Perry County Memorial Hospital.

Considering the continuing growth and increasing participation in sports and outdoor recreation, indoor wellness and sports complexes are a growth industry. There are a number of new indoor sports complexes in Indiana. YMCA facilities are located in Ferdinand, IN and Owensboro, Ky. Such facilities can be an important amenity to attracting new residents and businesses to the area. Investing in such facilities highlight a community's commitment to fostering wellness and healthy lifestyles.

More often these facilities are located in more urban areas. The YMCA in Ferdinand is evidence that these facilities can succeed in less populated areas. However, with careful market analysis, coordination and partnerships, such a facility could be successfully developed in Perry County to serve a regional area. The facility should be unique in the facilities and programs it offers and would seek to avoid the duplication of other wellness and existing youth activities and businesses.

A well-conceived and thorough business plan is the primary driver to successfully develop and operate a health can wellness facility. The Southwest Indiana Small Business Development Center would be an excellent resource for assistance with developing a business plan. Off the shelf and on-line business planning software could prove helpful. Lastly, meeting with other similar facilities and organizations could prove helpful with gaining an understanding of the key factors for successfully developing and operating such a facility. Dialogue with the Ferdinand YMCA would be good starting point.

Projects: Health Care			
Project	Phasing	Location	Responsibility
2. Accommodate Wellness Facilities Near the New Perry County Memorial Hospital	<ul style="list-style-type: none"> • Short Term (0-3 years) • Time for careful analysis and planning is required 	<ul style="list-style-type: none"> • Near the Perry County Memorial Hospital or other suitable location 	<ul style="list-style-type: none"> • Perry County Memorial Hospital • Area schools • Area youth groups • Area sports organizations and leagues
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Donations • Fundraising • Membership Fees • Sponsorships • Grants 	<ul style="list-style-type: none"> • Costs estimates have not yet been established. 		

D. Economic Development

1. Encourage Small Business Development through Incubator and/or Coworking Space Development and Entrepreneurship Opportunities

Create coworking spaces for small businesses, entrepreneurs, sole proprietors and other business enterprises that may not have access to highly functional work spaces. Coworking spaces are considered the next generation business incubator. While providing cost effective work space is the primary function, the coworking space also creates value in providing the business networking, innovation synergies, and social engagements that are not realized in standard office or work at home settings.

The coworking space project should be pursued as public/private engagement. Considering that the coworking space is designed to generate new business development and can lead to new jobs and investment, public investment in the project is reasonable.

A coworking facility could also be part of mixed use development project. That is the facility could be part of another development project. This could be a new construction project or within an existing facility.

Currently efforts are underway to create a network of coworking spaces in Indiana. It would be advantageous for Perry County to create a coworking facility that could become part of this statewide network. For more information on this network visit: www.IndianaCoWorkingPassport.com.

Procuring the services of a professional design firm or qualified volunteers, can result in developing unique and interesting spaces that attract tenants and create positive business dynamics. The space could be outfitted with donated office furniture and fixtures. The Southwest Indiana Small Business Development, universities, and like organizations could host workshops and seminar at the coworking spaces to increase the utilization and awareness of the facility.

Perry County is well positioned to attract entrepreneurs and “free lancers” with a coworking facility. These persons generally do not require specific locations to accommodate their business enterprise. They can in fact work “anywhere”. While these persons may work from home, the idea of creating coworking spaces can be attractive to persons who have such occupations. These spaces could help attract free lancers and entrepreneurs to locate in Perry County. It is noteworthy that such a facility would complement the opportunity to attract independent business persons to locate in Perry County enjoy the scenic beauty and recreation, yet have access to a dynamic business space.

Projects: Economic Development			
Project	Phasing	Location	Responsibility
1. Encourage Small Business Development through Incubator and/or Coworking Space Development and Entrepreneurship Opportunities	<ul style="list-style-type: none"> • Short Term (0-2 years) • This project should be pursued in a coordinated manner with other multi-use development concepts. These facilities can help to create a high profile space that can make a positive impression and help to attract the attention of tech and professional businesses. 	<ul style="list-style-type: none"> • Facility would be located in an appropriate location within Perry County. Efforts to pilot a coworking facility would find value in identifying a no/low cost facility. 	<ul style="list-style-type: none"> • Perry County • Perry County Chamber of Commerce • Perry County Development Corporation • Southwest Indiana Small Business Development Center • Indiana 15 Regional Planning Commission • Area Universities/Colleges
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Perry County • Tenant Fees • Grants • Donations • Foundations • Perry County Chamber of Commerce • Perry County Development Corporation • Southwest Indiana Small Business Development Center • Crowd Funding Campaign 	<ul style="list-style-type: none"> • Costs cannot be defined at this time. However, costs would involve outfitting the space with office furniture. Recurring costs would include utilities, insurance, and broadband/Wi-Fi. Another consideration would be an arrangement for staffing the facility. Locating the coworking space near other multi-use concepts would help to create shared and more manageable staffing arrangements. 		

E. Tourism/Recreation

1. Enhance the Visual Appearance of I-64/SR 37 to Create Welcoming “Gateway” into Perry County

Gateway features create the first impression for persons visiting Perry County. Well designed and maintained gateways can help to foster a positive impression of the community. This impression is formed by both tourist and the business interests. Perry County has a number of gateways into the County and some of the gateways do have welcoming signage. However the gateway signage is not particularly impactful.

A related consideration is the general environment where gateway signage is placed. These areas should be generally attractive and any property maintenance concerns should be addressed in advance of investing in gateway signage.

In the course of planning workshops, there were a number of comments about the desire to attract tourist who are heading to Holiday World and French Lick Casino and Resort.

A key consideration would be to utilize the I-64 exits to serve as gateways. Many communities are creating attractive gateway features by adding public art and landscaping at interstate exits. Exits 79 along I-64 could be excellent candidates for such improvements. A related consideration would be the installation of lighting at these exits both to make the exit attractive and to increase safety. The Indiana Department of Transportation regulates the placement of public art and landscaping along Indiana highways. For additional information see INDOT memorandum dated October 12, 2010 *Public Art & Landscaping on INDOT Controlled Right of Way* at www.in.gov/indot/files/Permits_PublicArtandLandscaping.pdf

Effective gateway projects are contingent on placing them in a good location and developing an impactful design. Street and highway rights of way and related land ownership concerns make finding the best location for a gateway a considerable challenge. Likewise, arriving at a design that resonate with the local community and generates positive impression to those outside the community can be a challenge.

Impactful gateway features are often located at the county lines of community. The gateway signage should visually interesting and appealing. Preferable the gateways would be lighted and well landscaped.

Oftentimes service clubs are identified on the larger gateway structures. These can help to signify community involvement and can help to share the cost of the structure between the various community civic organizations.

Another options would be for Perry County is to secure a billboard space along I-64 that would announce to motorist that they are approaching Perry County and would alert them to all the amenities that Perry County provides. Secured billboards in appropriate locations could also announce seasonal events and activities. Business sponsorship for billboards could help to finance such a marketing campaign.

However, Gateways and associated landscaping can be implemented with limited costs using volunteer labor and donations.

See the images on the next page for examples of gateway structures utilized by other communities.



source: www.myworldofphotos.com



source: www.dot.ca.gov

Projects: Tourism/Recreation			
Project	Phasing	Location	Responsibility
1. Enhance the Visual Appearance of I-64/SR 37 to Create Welcoming “Gateway” into Perry County	<ul style="list-style-type: none"> • Mid-term (0-5 years) • Project is an important community amenity but can planned and implemented over a longer term. 	<ul style="list-style-type: none"> • Appropriate locations at I-64 exits at SR 37 and SR 145. Also consideration should be given to a location along 237 for motorist entering Perry County from Kentucky via the Cannelton Bridge. 	<ul style="list-style-type: none"> • Perry County • Perry County CVB • Perry County civic organizations • Indiana Department of Transportation
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Perry County • Perry County CVB • Perry County civic organizations • Indiana Department of Transportation • Donations 	<ul style="list-style-type: none"> • Costs can vary a great deal depending on the design and construction features. Volunteer labor can help reduce costs. Direct costs will include graphic and signage materials. 		

2. Develop Way-Finding Signage throughout Perry County

Planners, business associations, governments, visitors, and residents are becoming more aware of the importance of attractive and informative wayfinding signage to help them steer through the complexities and appreciate the changing environment of a community. Incorporating a signage and wayfinding system as part of the planning process is critical to the effectiveness of tourism development strategies.

The best wayfinding systems feature consistent standards that can be adapted and altered as required to locate existing destinations plus adapt to feature future development. Creating a consistent and recognizable graphics and placement standard results in a system that responds to the goals and planning vision, and ensures the system is comprehensive and appears neither fragmented nor piecemeal.

Wayfinding is more than signage. Developing an identity, a “brand,” is essential for a successful wayfinding program, and it makes the wayfinding design process exciting. Wayfinding combines marketing, consensus building, identity, planning, function, and design. It is a process of navigating through public and private spaces and maximizing the experience our visitors.

A high-functioning wayfinding system makes the environment “legible” and enhances the visitors’ experience as it increases their comfort, builds their confidence, and encourages them to discover unique events, attractions and destinations on their own. This is particularly important as tourist travel in what may appear to be very remote locations. A related consideration is that in some areas of Perry County, mobile navigation is not possible due to weak cell phone signal.

The concept of wayfinding signage is simple; it’s the right message at the right time. By integrating information and identity, communities link the tourists to destinations in a complete and seamless movement. Ease of navigation benefits business, transportation, culture, tourism and, most importantly, the people of the community. Making connections can also achieve wider social, economic and cultural benefits and promote business and civic pride.

Understanding and inventorying an existing wayfinding system is like completing a puzzle without a picture of where things are, and why. In some areas a confusing mix of unrelated signs have been installed over time with the emphasis on individual needs rather than the development of a comprehensive system with a consistent theme or message. The need to educate the public and stakeholders is critical to the success of a complete wayfinding program. Think of wayfinding as the means to transition or link between destinations. To get to one destination, it may take a number of signs.

Truly effective wayfinding systems are a hallmark of great tourism programs. The benefits of these systems are well worth the modest investments required. Wayfinding can easily enhance various aspects of cities, ranging from community interaction, resident socializing, business vitality, and even civic engagement. The benefits of these effective systems are far reaching and should not be overlooked.



source: northstarideas.blogspot.com

Projects: Tourism/Recreation			
Project	Phasing	Location	Responsibility
2. Develop Way-Finding Signage throughout Perry County	<ul style="list-style-type: none"> The local market spaces should be pursued with the first or second year following the adoption of the Comprehensive Plan. 	<ul style="list-style-type: none"> Strategic locations throughout Perry County. These might include gateways and intersections. Also state highways and city/county roads. USFS property could also accommodate signage. 	<p>All persons/organizations associated with tourism and recreation need to be involved in the project, as well as all persons and organizations involved with transportation and public safety. These might include but not limited to:</p> <ul style="list-style-type: none"> Perry County – law enforcement and highway/street department Tell City– law enforcement and highway/street department Cannelton– law enforcement and highway/street department Troy– law enforcement and highway/street department Perry County CVB Perry County Chamber of Commerce US Forest Service Indiana Department of Transportation
	Funding Sources	Cost Estimate	Additional Notes
	<ul style="list-style-type: none"> Perry County CVB Donations Sponsorships Foundations Local government 	<ul style="list-style-type: none"> Costs can vary a great deal. Large signage designed for highway uses could be more costly than smaller signs along rural routes. Wayfinding projects can be phased. 	

An effective wayfinding system is based on human behavior and consists of the following characteristics:

- **Do not make them think:** Create a comprehensive, clear and consistent visual communication system with concise messaging.
- **Show only what is needed:** Show information that is relevant to the space, location and/or navigation path.
- **Remove excessive information:** Remove unnecessary elements to create a clear visual environment ahead.
- Be consistent in typography, height, icons, grid design, color and material choice. The signs need to be straight forward and in the same order of displaying the information.

The Indiana Department of Transportation has developed specific guidance on wayfinding signs entitled *INDIANA GUIDE SIGN (GS) PROGRAM POLICY*. This source can be found at: www.in.gov/indot/files/OB_TodsProgramINGuideSignPolicy.pdf

3. Develop Additional Overnight Accommodations

A fundamental concept associated with developing a tourism economy is to get visitors to spend the night in your community. Spending the night creates a considerable number of additional opportunities for visitors to spend their money in the community.

Perry County should consider opportunities to foster additional overnight accommodations. These may include a variety of accommodations ranging from hotels to bed and breakfast accommodations. Other accommodations associated with outdoor recreation pursuits might include RV parks and hostels.

Participants at planning workshops shared that Perry County currently has a limited number of overnight accommodations. Participants at workshops indicated that they believe many of the hotels reach very levels of occupancy and there is the potential for additional hotel accommodations.

Perry County's primary effort should be to attract additional recognized hotel franchises. Attracting hotel investment in a small/mid-sized market like Perry County is primarily a function of articulating the market opportunity and convincing hotel developers that a hotel project is feasible in Perry County.

On the surface, Perry County's demographics may not grab the attention of hotel developers looking for an investment opportunity. However, by creating a hotel prospectus and associated market information, a more complete market profile of Perry County and the surrounding area can be demonstrated. This might include referencing Perry County's tourism resources and overnight stays associated with the Branchville Corrections facility.

A hotel prospectus or market analysis can be developed by local/regional economic development staff. However, studies prepared by consultants recognized by the hospitality industry are often better received by hotel developers.

Projects: Tourism/Recreation			
Project	Phasing	Location	Responsibility
3. Develop Additional Overnight Accommodations	<ul style="list-style-type: none"> • Short to Mid-Term (0-5 years) • Efforts to prepare a market study/business proposition and recruitment of developers should begin immediately. However, it may take numerous engagements with hotel developers, and possibly increases to the strength of the market, to secure the desired hotel project. 	<ul style="list-style-type: none"> • Specific location has not been identified. 	<ul style="list-style-type: none"> • Hotel and associated development interests • Perry County
	Funding Sources	Cost Estimate	Additional Notes
	<ul style="list-style-type: none"> • Private investment • Public sources for hotel projects are limited, however, public funds could help with infrastructure and related public facilities. 	<ul style="list-style-type: none"> • Costs associated with the hotel project cannot be identified. • Costs for the market study could range from in-house/no cost option to consulting fees exceeding \$50,000. Subsequent marketing efforts could amount to \$2,500 to \$15,000 annually. 	

Similar market analysis can help to recruit investors that may have an interest in developing other overnight accommodating such as lodges, bed and breakfasts, cabins, etc.

It is incumbent on the community to reach out to hotel developers in order to share Perry County’s business proposition. Funding to conduct this outreach and marketing should be included as a budget consideration at the outset of the project.

A hotel market analysis could include the following components:

1. General Market Description

Describe the market in an overview format. This will set the stage for more in-depth analysis of the market. Observation of the growth of the market and the future of the market will be briefly addressed.

2. Site Analysis

Planning participants noted the potential benefit of a hotel facility at the I-64/SR 37 exit.

While a site has not yet been identified the following are valuable considerations for planning purposes.

Site analysis focuses directly on the location of the planned hotel operation. Key components that will affect the operation of the hotel at this location will be addressed. At times, multiple sites can be compared in this section, and recommendations as to the preferred site location can be provided.

Key areas addressed in this section are as follows:

- Subject Site Description
 - Where is the site?
 - What is the development condition and development potential of the site? This can include topography, environmental, zoning, and architectural factors related to the site.
- Visibility
 - Is the site visible to travelers or how do travelers find the site?
 - Is visibility an advantage or disadvantage?
- Accessibility
 - Similar to visibility, how accessible is the site?
 - Is there traffic congestion?
- Support Services
 - Restaurants, retail, entertainment, and recreational components are important to travelers.
 - These include necessary items travelers look for which contributed to the destination uniqueness of the site.
- Competitive Position
 - Is this a competitive site in the market?
 - Compared to other hotels in the market, how does this site compare to serving the demand markets?

3. Economic Overview

The section of the market analysis defines the market in a macro-economic overview of key components. The attempt here is to define the market as a growing market, stable market, or declining market. Where possible, microeconomic factors will be factored into this analysis.

The following sections address past growth patterns and relations to other geographic areas. If possible, future projections should be referenced.

- Population
- Effective Buying Income
- Retail Sales
- Eating and Drinking Place Sales
- Workforce Characteristics
- Workforce Distribution
- Unemployment Rates
- Transportation
- Automobile
- Air Transportation
- Other Methods of Travel to the Area

4. Lodging Demand

This section focuses directly on the demand sources identified for the proposed hotel operation and will become key considerations in developing recommendations for the type of hotel. Also, the depth of the market will provide insight into the recommended size of the hotel to be developed. Special product services and amenities can also be identified by the demographics of the demand. Profile characteristics of the demand sources will also be defined. Rate sensitivity, demand potential, and seasonality patterns of demand will be reviewed.

Key lodging demand component areas addressed in this section are as follows:

- Market Segmentation
- Market Segmentation Profiles
- Corporate/Commercial
- Major Employers
- Government
- Medical
- Military
- Education
- Social
- Fraternal
- Religious
- Entertainment
- Recreation
- Tourist Attractions
- Tours
- Retail Shopping
- Events and Festivals
- Highway Traffic
- Seasonality of Lodging Demand
- Lodging Demand Potential Index
- Rate Sensitivity Index
- Feeder Markets
- Unaccommodated Lodging Demand

5. Lodging Supply

The lodging supply section addresses the competitive environment in which the hotel will operate. An overview of the entire hotel product is identified. The inventory of competitive hotels is then researched to identify the primary competitive hotels that the proposed hotel will compete with, which will establish product positioning in the market. The degree of competition from these hotels will be addressed. Factors including age, brand, rate, facilities, and competition for similar demand profiles will be researched. The current and historic performance of these hotels will be studied.

Key areas researched include the following:

- Lodging Supply Distribution
- Primary Market Area
- Secondary Market Area
- Estimated Operational Performance
- Occupancy
- Average Daily Room Rates
- Competitive Factor Analysis
- Rate
- Brand
- Facilities
- Market Segmentation
- Location
- Competitive Lodging Performance
- Occupancy
- Lodging Demand Growth
- Lodging Supply Growth
- Proposed Properties
- Average Daily Room Rates
- Revenue per Available Room (RevPAR)

6. Issues and Risks

This section of the report identifies areas that could be a factor in developing or operating a hotel in this market. These areas may be a concern based upon the research performed. This section will also provide guidance for the developer in conducting additional research as required.

At times, some of these areas may be eliminated. At other times, other areas may be added. Again, the research of this market will dictate the needed areas in these sections. Many times, these areas are addressed with the statement that they do not have an identified impact on the proposed hotel development or operation.

The following list highlights typical areas addressed:

- Competitive Pricing Pressures
- Growth in Lodging Supply
- Growth in Lodging Demand
- Property Taxes
- Political Climate
- Zoning and Architectural Controls
- Environmental Concerns
- Labor Market Supply and Wages
- Area of Franchise Protection
- Other Areas Related to Development

source: <http://hospitalitymarketers.com/New%20Folder/marketstudyoutline.pdf>



source: hotels.com

4. Promote Community Supported Agriculture and Agribusiness Opportunities

Community supported agriculture and agri-tourism are emerging growth industries. Perry County’s rural location and the area’s tourism base provides a suitable environment to support opportunities in these emerging industries. It is noteworthy that local food pursuits would be an excellent complement to the county’s growing wine industry. Retail outlets for local foods can generate considerable visitor trips.

Producing fresh, local foods is a relatively low cost startup enterprise as new business development goes. Production of local foods can measurably supplement income of farmers and gardeners. Efforts could be pursued to create a loan fund to help finance equipment and facilities to assist entrepreneurs entering this growing economic sector.

Many communities are establishing food hubs in order to aggregate the production of local foods. Aggregating produce from a number of growers allows the food hub to meet the demands of larger markets. This aggregation provides a platform for growers to produce larger volumes of food that can create meaningful business development opportunities and additional revenues. Perry County’s location along I-64 that is proximate to the Louisville and Evansville metropolitan areas would be a strategic logistics location for a regional food hub. The National Good Food Network website provides a considerable amount of current information on establishing and operating a food hub <http://www.ngfn.org/resources/food-hubs>.

Local food producers can integrate tourism engagements into their businesses. There exists a number of examples across Indiana that provide case studies. A few examples include: Fair Oaks Farm, Huber Farms, You Cut Christmas Trees, You Pick Pumpkin Patch, etc.



source: miami.happeningmag.com

Purdue University has produced a manual on agribusiness that can be found at: www.extension.purdue.edu/extbusiness/stories/IN_Resource_Guide_2007.pdf

Communities that have capacity to provide fresh, local funds can also attract the development of new restaurants. These same areas can foster the development associated with value added agriculture such as processing local produce into prepared foods that add value and greater return on investment, not to mention the potential for job creation opportunities.

To facilitate these valuable opportunities, a food incubator facility could be developed. Here entrepreneurs can rent the facility to prepared food grade products that can be sold to the public. The incubator creates a shared facility and entrepreneurs do not have to invest in the necessary equipment to produce food grade products.

Community gardens are a related engagement that can help to support agribusiness sector, create an excellent neighborhood amenity, and provide fresh and healthy food choices for residents of the neighborhood.

An excellent starting point would be to ask the staff at the Indiana State Department of Agriculture to visit Batesville and share their take on the value and opportunities associated with the emerging local funds trend. Contact: Connie Neiningner at CNeiningner@isda.IN.gov or (317) 517-7529. Another excellent resource is Jodee Ellett, Purdue University, Local Food Coordinator at jellett@purdue.edu or (765) 494-0349.

Additional pursuit to foster community support agriculture and local foods include:

- Host educational events on the production and marketing of locally grown foods.
- Foster the development of local markets for locally grown foods in local institutions such as schools and hospitals.
- Identify a facility that could serve as a food hub. Location with easy access is preferred, however, a unique venue could also add value.
- Monitor regional efforts that would complement Perry County local foods opportunities.

Projects: Tourism/Recreation			
Project	Phasing	Location	Responsibility
4. Promote Community Supported Agriculture and Agribusiness Opportunities	<ul style="list-style-type: none"> • Mid-term (0-5 years) • This initiative will be a longer term project that will take time to grow and reach critical mass. 	<ul style="list-style-type: none"> • Appropriate locations in Perry County suitable for small scale agriculture. 	<ul style="list-style-type: none"> • Local business and farmers • Perry County • Perry County Purdue Extension • Indiana State Department of Agriculture
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Private investment • US Department of Agriculture • Indiana State Department of Agriculture 	<ul style="list-style-type: none"> • As noted above, the cost to enter the local foods marketplace can be very small. • Costs for a food hub is more substantial. However, consider that the food hub should be framed a viable business operation with cash flow to address expenses. However, some level of subsidy might be considered at the front of the project. 		

5. Develop Market Space for Local Arts and Crafts Items

A local storefront to sell local arts and crafts items would be an excellent addition to Perry County's tourism portfolio. Tourism enjoy and seek out authentic items and experiences. The new Tell City Depot is an excellent ample of such an outlet for local arts and crafts. However, additional venues for such outlets should be considered in other tourism destinations in the County. Such a facility would help to highlight local talent and provide an outlet for unique and original gift items. It is noteworthy that a number of Southern Indiana communities have recently created outlets for locally made items. These storefronts and outlets have been well received by visitors and residents.

Many locations visited by tourists are in remote locations. There are few if any existing storefronts or other structures repurpose for a retail outlet. Perry County might consider developing a fixed market space at strategic locations in the county. These areas could have permanent foundations and roofing to accommodate sellers. These spaces could be leased to interested parties to ensure high quality and regular offerings of arts of crafts products. Such spaces would create an attract spaces for sellers and would decrease the time and effort they would normally have to invest in put and take down of a portable market space.

<https://agriculture.sc.gov/wp-content/uploads/2014/12/Considering-a-Roadside-Market.pdf>

<http://extension.psu.edu/business/ag-alternatives/marketing/developing-a-roadside-farm-market>



source: www.paintsancllemente.com

Projects: Tourism/Recreation			
Project	Phasing	Location	Responsibility
5. Develop Market Space for Local Arts and Crafts Items	<ul style="list-style-type: none"> The local market spaces should be pursued with the first or second year following the adoption of the Comprehensive Plan. 	<ul style="list-style-type: none"> The local market spaces should be located in areas where tourists are apt to visit and stop. Ideally the location would be on public land. If this is not available, property would have to be donated or lease for the market space. 	<ul style="list-style-type: none"> The market space should be managed by the organization responsible for Perry County arts and/or tourism efforts Future staff for the storefront may involve a mix of paid staff, volunteers, and university interns. A co-op business model could also be an appropriate framework for operating the market spaces.
	Funding Sources	Cost Estimate	Additional Notes
	<ul style="list-style-type: none"> Funding for the market space would be minimal. However, some measure of seed funding would be appropriate in order to address incidental expenses such as recording point of sale information and consignment records. Other Funding Sources include the following: <ul style="list-style-type: none"> Perry County Membership Fees USDA Rural Development Grants Donations Crowd funding 	<ul style="list-style-type: none"> Costs can vary from \$500 to \$2,000 annually. Funding will be contingent upon the scope of programs and initiatives at the market space. 	

F. Hoosier National Forest

1. Consider a Not-for-Profit Organization to Support the Hoosier National Forest, such as “Friends of the Hoosier National Forest”

Many public parks and public lands the size and scope of the Hoosier National Forest have the good fortune of a separate not-for-profit organization to provide volunteer assistance and in some instances help to raise money for projects that might be beyond the budget capacity of the property. Such projects might range from landscaping and trail maintenance to large capital development projects. Efforts should be pursued to setup such an organization to support the Hoosier National Forest. In Perry County’s instance, such an organization might focus its efforts on the Tell City District, or southern region of the Hoosier National Forest. It is possible the fundraising component could be developed in concert with the Perry County Foundation. The Foundation could develop a special account for donations associated for dedicated projects. Considering the large number of visitors to the Hoosier National Forest, Perry County should be positioned to take advantage of develop opportunities for the park or to assist with unforeseen improvements that are essential to keeping the property functioning and viable.

Efforts should be considered to include other jurisdictions that are part of the Tell City District, including Dubois, Orange and Crawford Counties.

See link for an example of a “Friends” organization recently formed to support the Shawnee National Forest - <https://www.facebook.com/shawneefriends>

Projects: Hoosier National Forest			
Project	Phasing	Location	Responsibility
1. Consider a Not-for-Profit Organization to Support the Hoosier National Forest, such as “Friends of the Hoosier National Forest”	<ul style="list-style-type: none"> • Short-term (0-2 years) 	<ul style="list-style-type: none"> • Hoosier National Forest, Tell City District 	<ul style="list-style-type: none"> • Hoosier National Forest representatives • Perry County persons and organizations interested in supporting the Hoosier National Forest • Consideration should be given to involving interested persons in other counties that have National Forest properties including: Dubois, Crawford and Orange counties.
	Funding Sources	Cost Estimate	Additional Notes
	<ul style="list-style-type: none"> • Donations • Crowd funding • Volunteer labor 	<ul style="list-style-type: none"> • Costs would be minimal and associated with setting up an eligible entity to receive charitable donations and award funding for eligible uses. 	

2. Utilize Community Engagement through Recreation & Tourism (CERT) for Additional Planning and Coordination with the Hoosier National Forest

The Community Engagement through Recreation & and Tourism was identified at a recent meeting with National Forest Eastern Region staff at the Tell City District Office. After community members identified a number of challenges and opportunities, National Forest staff mentioned that the CERT program could prove to be beneficial with addressing challenging and pursuing opportunities.

Following is summary information on the CERT Program:

Community Engagement through Recreation and Tourism (CERT), is an approach that encourages units to work with communities across a broad landscape toward a common vision of sustainability. The Engagement Model for Sustainability helps guide CERT-based endeavors. Since this model is not a step-by-step process, a unit may begin with or re-visit any of the six touchstones:

Situation Assessment – This touchstone provides an opportunity to know “where we are now” in regards to recreation’s contribution to sustainability from both our internal integrated perspectives, as well as from the perspective of communities of place and communities of interest. “Where we are now” is intended to evolve over time as we build relationships, identify roles and gain experiences in community connections.

Join Together – This touchstone is a reminder to continuously ask if all the vested and interested parties are at the table. An important distinction in joining together is to ensure that the scope of participants and the scale of the area are such that the Forest Service is viewed as one of many participants and not the sole focus.

Identify a Common Vision and Roles - Regardless of the scope and mutual interest for sustainability, there will be multiple values and perspectives expressed. It is important to identify and recognize the diversity of those values and how they contribute to sustainability. Ultimately, the “we” comes together to identify a vision in which recreation and tourism efforts can contribute towards sustainability that is based on shared values and outcomes. This includes identifying and acknowledging each other’s role and contributions in achieving the vision.

Achieve Collective Actions – These are the actions, both collaborative and independent, that when aggregated, collectively implement the shared vision for sustainability. Doing something together is an important way to demonstrate success. Identifying and achieving at least one collective action soon after the common vision is articulated can energize the “we” and encourage additional on-going actions.

Align Programs and Funding – Based on the common vision and roles, each can independently align programs and funding. Alignment can include prioritizing recreation and tourism programs and then targeting funding, investments and resources toward achieving that vision. As providers align programs and funding, opportunities increase to pool resources and leverage efforts. Often a non-profit organization will form to further build capacity accelerating progress toward the vision.

Evaluate, Learn, Adapt Together – This touchstone includes the annual or cyclical indication of recreation’s contribution to sustainability and benefits to communities. It completes the engagement cycle by celebrating achievements, assessing necessary changes, and making adjustments and/or adaptations. Multi-party monitoring efforts are shared and evaluated from a broad landscape-level. This touchstone may trigger the need to re-assess the situation “where we are now” to further evolve engagement efforts.

Projects: Hoosier National Forest			
Project	Phasing	Location	Responsibility
2. Utilize Community Engagement through Recreation & Tourism (CERT) for Additional Planning and Coordination with the Hoosier National Forest	<ul style="list-style-type: none"> • Short Term (0-2 Years) • Efforts should began as soon as possible to engage USFS about participation in the CERT program. 	<ul style="list-style-type: none"> • Location for activities associated with the CERT program would be Perry County and the associated Hoosier National Forest properties. Consideration should be given to the value of neighboring counties that have Hoosier National Forest properties to also participate in the CERT program and creating a more regional framework for the project. 	<ul style="list-style-type: none"> • Perry County • US Forest Service • Perry County CVB • Indiana Department of Natural Resources
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • USFS Community Engagement through Recreation & Tourism • Perry County • Perry County CVB 	<ul style="list-style-type: none"> • The majority of cost for Community Engagement through Recreation & and Tourism is addressed by the US Forest Service. However, incidental costs associated with planning effort could be addressed by Perry County and other jurisdictions involved in the planning project. 		

The National Forest Eastern Region’s CERT business model relies on forging a common vision of sustainability to collectively guide strategic and tactical efforts. Ideally, the Forest Service should readily join existing engagement efforts or where none exist, serve as a catalyst using recreation and tourism to begin conversations about sustainability. By understanding our role and those involved, attainment of sustainability is accelerated through collaborative actions.

While the Forest Service provides outdoor opportunities on NFS lands, we are also very much a part of a broader landscape-scale offering known as tourism. CERT brings us to the table as participants to help forecast and envision a sustainable future with communities across ownerships and interests. With this vision, we are able to more deliberately invest in specific services and facilities, while working with volunteers and partners who all contribute toward a sustainable future far beyond our national forest boundaries.

For more information please contact: Claudia Mielke at cmielke@fs.fed.us or (414)297-3338. Current CERT efforts underway include: Superior National Forest; Wayne National Forest, Mark Twain National Forest; White Mountain National Forest; and Shawnee National Forest.

Source: information provided by the US Forest Service

Perry County should consider assembling a committee comprised of persons having an interest in the Hoosier National Forest and begin engagement with the local HNF staff and with Claudia Mielke at the contact information identified above.

The CERT program has very limited costs associated with the planning and coordination engagement.

3. Develop a Trail Connecting Hoosier National Forest Properties from the Ohio River to Patoka Lake and/or the French Lick Casino & Resort Area

In the course of the second public workshop, a comment was made that efforts were pursued many years ago to identify a route that connected component properties of the Hoosier National Forest from the Ohio River to Patoka Lake. It was noted that the route took advantage of existing HNF trails and access roads, along with county roads and related routes. It is noteworthy that an underpass structure just west of the I-64 exit 79 provides an access point to cross I-64 without engaging traffic.

Like the American Discovery Trail, this route garnered excitement from workshop participants, even more than the ADT. The excitement stemmed from the opportunity to identify the route and develop the trail as a unique Perry County project. The ideal of having Perry County ownership in such a trail resonated with the group. Some connections may require easements or related property use agreements with landowners. Most agreed that the route connecting the trail would not be difficult identify and that an initial route could be developed with the understanding that enhancements could be made overtime.

The trail could become a destination for avid horseback riders, hikers and backpacking enthusiasts desiring a challenge. It could also be a destination for less avid hikers that would complete the trail in sections, which would require a number of visits to Perry County. This would resonate with the Perry County tourism industry.

Other marketing components included discussion about developing informational materials and merchandise. A particularly interesting marketing components is the naming of the trail itself. Also, if the trail was pursued by a non-government entity, sponsorship and donation funding could be attracted to invest in the trail project.

It is noteworthy that the trail could be extended north of Patoka Lake to the French Lick Resort. Linking and promoting the trail to these popular tourist destinations could measurably increase utilization of the trail.

Projects: Hoosier National Forest			
Project	Phasing	Location	Responsibility
3. Develop a Trail Connecting Hoosier National Forest Properties from the Ohio River to Patoka Lake and/or the French Lick Casino & Resort Area	<ul style="list-style-type: none"> • Short-Mid Term (0-5 Years) • Project should begin to build interest and momentum. 	<ul style="list-style-type: none"> • Projects will be pursued along county roads and other linear connectivity features through Perry County. 	<ul style="list-style-type: none"> • Perry County • US Forest Service • Indiana Department of Natural Resources
	Funding Sources	Cost Estimate	Additional Notes
<ul style="list-style-type: none"> • Where existing routes can be utilized, costs should be minimal. • Where significant improvements are required, INDOT’s Federal Lands Access Program could be an effective resources. <ul style="list-style-type: none"> • INDOT • USFS • INDR 	<ul style="list-style-type: none"> • Cost estimates cannot be identified 		

III. FUTURE LAND USE

Future land uses are shown on top of the existing land use map in Figure 28. Below is a description of each land use category and the potential future development of each.

1. Agricultural

Some of the Policies/Initiatives and Projects listed in this chapter are related to agriculture. Specifically, the Project associated with updating the Zoning Ordinance includes a recommendation to ensure that confined feeding operations are addressed. Although not currently a concern, proper provisions to protect property owners could be useful in the future.

Another Project is related to community supported agriculture and agribusiness opportunities. Agriculture is a major part of the Perry County landscape and economy. Additional opportunities for agriculture could only help.

The Future Land Use Map makes note of the expanse of existing agricultural land. This land should continue to be protected into the future as much as possible. Discouraging large lot development and encouraging development near existing communities would be beneficial.

2. Residential

Housing is mentioned in the above recommendations in two primary ways. First, an Administration initiative noted that it is important to attract new residents. Later, a Housing initiative noted that high density rural development could reduce pressure on agricultural land, forests, and scenic views. The Future Land Use Map notes that future residential development should be focused around existing communities.

3. Commercial

Commercial development is mentioned in the above recommendations under multiple categories. First, the Health Care section mentions the growth of additional healthcare facilities near the new Perry County Memorial Hospital. It also mentions the commercial growth potential at I-64 exits in the Economic Development section. The Tourism/Recreation section also includes developing overnight accommodations, expanding the wine industry, and developing market space for local arts and crafts. The Future Land Use Map notes that future commercial development should be focused around existing residential areas, near the new hospital, and at the two I-64 interchanges.

4. Industrial

Future industrial development was also mentioned in regard to future development near I-64 interchanges. Other future industrial development should locate in existing Industrial Parks or near existing industrial uses.

5. Parks and Recreation

Numerous recommendations are made regarding parks and recreational areas. The County should continue to encourage the growth and expansion of the county's many public lands and ensure the protection of these properties.

6. Government/Other Exempt

The recommendations regarding governments and organizations were more related to expansion of programs and improvements to existing facilities. There should be adequate room for growth around existing facilities in unincorporated Perry County.

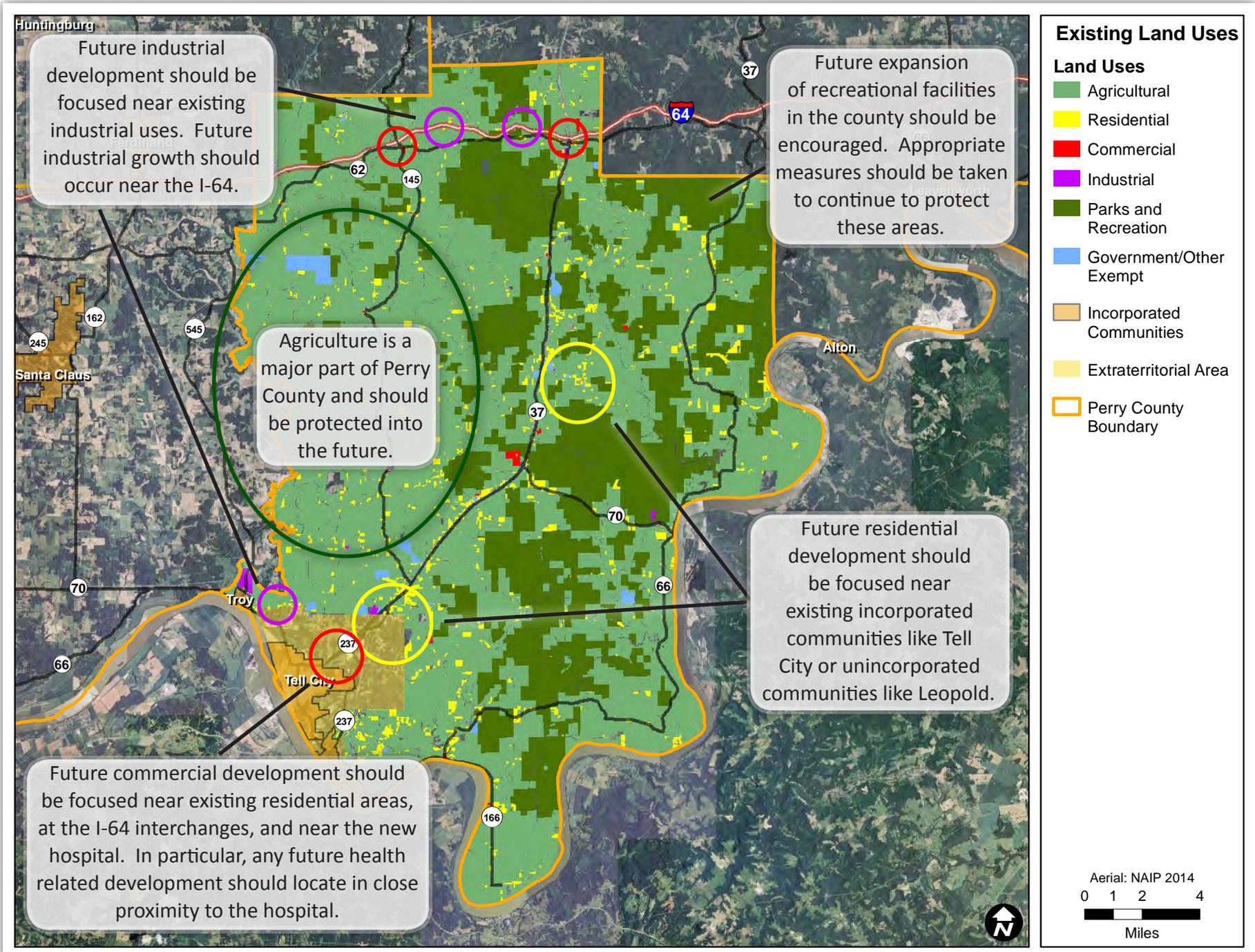


Figure 28: Future Land Use



APPENDIX A: MEDIA COVERAGE



Pristiq
 Click to the right for the full Prescribing Information including boxed warning and Medication Guide.
 Please scroll down for Important Safety Information and Indication.
Important Safety Information
 Important Safety Information About PRISTIQ® (desvenlafaxine)
Suicidality and Antidepressant Drugs
 Antidepressants increased the risk of suicidal thinking and behavior in children, teens, and young adults. Depression and certain other psychiatric disorders are themselves

Perry Co. officials want to hear from you

Posted: Dec 08, 2014 4:02 PM CST
 Updated: Dec 08, 2014 4:02 PM CST

Posted by Kenny Douglass, Digital Content Producer | **CONNECT**
 By David DeLong, Reporter | **CONNECT**

PERRY CO., IN (WFIE) - Everything from infrastructure ideas to potential secondary education opportunities are what the Perry County Commissioners are hoping they can get from the public for the county's comprehensive plan.

Commissioners say they are hoping to learn what is most important for people throughout the county. They've created a website and a Facebook page where people can voice their opinions.

Commission President Tom Hauser says they want to focus on what teens in the county might want.

Bob Grewe is helping the commissioners get the information and says they are looking at any ideas people have.

"What concerns you most? What are our greatest opportunities? If you had one thing to change about Perry County, what would it be? We really dialed up a lot of question points," said Grewe. "There's a whole lot going on between the river and the interstate, there's a lot of things to consider and a lot of opportunities we don't want to miss."

[Click here to voice your opinions.](#)

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- [Tea Leoni Is Dating Tim Daly, Madam Secretary Co-Star \(E! Online\)](#)
- [Helpless mother battered by Boca Juniors thug as daughter watched \(GiveMeSport\)](#)
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PERRY COUNTY NEWS

County's long-range plan taking shape

Extending water lines to rural areas, protecting Ohio River among proposed goals

Friday, February 27, 2015 at 7:38 am (Updated: February 27, 8:36 am)

By DON STEEN

Staff Writer

TELL CITY – Residents from across the county gathered at Deer Creek Baptist Church Tuesday to provide input for a second Perry County Comprehensive Planning Project Workshop.

Bob Grewe of the Evansville-based Lochmueller Group, who is helping to formulate the long-range development plan for the county, welcomed a considerable crowd to the evening meeting.

Grewe opened the meeting with compliments to those who had attended an earlier meeting at Perry Central High School, which yielded a great many ideas Grewe hoped to refine over the course of the evening.

"We've got a lot on the table," he said. Surveys were handed out so attendees could rate the importance of different development strategies as Grewe elaborated on their merits.

Ideas dealing with county administration included updating zoning ordinances and consolidating marketing and development efforts. Of particular note was the topic of confined-feeding operations, which have become contentious issues in Indiana, including neighboring Spencer County. "It doesn't take long to find an article in Indiana about this," said Grewe.

Other zoning and land-use issues included laying guidelines for development in the county to avoid conflicts and maximize the county's potential. At the last meeting, several residents pointed out some parts of the county lack water and sewer services, largely due to the area's diverse, and at times problematic, topography.

Grewe advised putting forward guidelines to encourage consolidation of services and development near existing settlements and industries. He said this could alleviate the costs of extending sewer and water lines to remote areas. He also advised looking into protecting parts of the county that may be conducive to grape growing and wine making, as this potential industry proved to be a popular notion at the previous workshop.

Grewe also expanded on residents' concerns about protecting the county's scenic Ohio River and responsible means for capitalizing on it. "Rivers are unique," he said. "You can't create them and you can't buy them." He added the river could represent the southern linchpin of a tourism corridor along Indiana 37, encouraging travelers to French Lick and Bloomington to venture into Perry County.

Drawing on ideas expressed in surveys, Grewe noted the possibility of adding pull offs and parks along scenic areas of the county to give drivers more access and "let them take it in." David Goffinet recalled a school trip in which an exchange student from Eastern Europe insisted he pull the bus to the side of the road so she could take a picture. Many other attendees spoke in favor of the notion as well, and a common sentiment expressed was that many take the county's assets for granted.

Another potential asset comes in the form of a proposed excursion train between Tell City and Lincoln City, which Grewe said could be an excellent means of conveying visitors to Holiday World into Perry County. Jim Carter, president of the Humane Society of Perry County, added that about 30 years ago he had developed an intricate trail plan which would provide nearly 50 miles of paths for bikers, hikers and horseback riders. The project was largely complete, and would have had access to public rights of way for 95 percent of its course.

While the trail plan fell out of favor and was shelved, Carter believes the U.S. Forest Service should have a copy on file that could be updated to reflect today's laws and regulations. As walking and biking trails have become incredibly popular among state officials trying to promote healthy activities, Grewe said the plan could prove useful in netting grants to expand access to Perry County's natural assets, such as the Hoosier National Forest.

The issue on most residents' minds, however, according to survey results, lies in economic development. At the last input session it was pointed out that while there are employment opportunities in the county, many employers could not find workers to fill those positions. Grewe reported Lochmueller Group has investigated the matter and found the available labor pool is not suited to available employment opportunities. He advocated expanding workforce-training opportunities in Perry County to help remedy this "root cause."

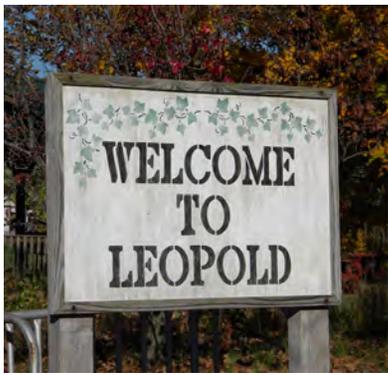
Fortunately, Grewe pointed out that such problems have been solved before. He pointed to successful attempts at mitigating southern Indiana's nursing shortage as evidence that the county could meet its demand for skilled labor by investing in its unemployed workforce.

The night ended with dozens more surveys submitted to help Lochmueller Group hone their advice for the county's future. An online survey is available at www.perrycountycomprehensiveplan.wordpress.com for those who wish to contribute to the effort. Approximately

County's long-range plan taking shape | PerryCountyNews.com

<http://www.perrycountynews.com/content/countys-long-range-plan-takin...>

500 responded to the first round of survey questions and those answers have played a decisive role in directing the county's long-term plans for development. Future sessions and updates on the project will be announced at the planning project's Facebook page at www.perrycountycomprehensiveplan.wordpress.com.



APPENDIX B: COMMUNITY SURVEY



Perry County Comprehensive Plan Survey

1. Where do you live?

- Perry County (outside a city/town)
- Tell City
- Cannelton
- Troy
- Other (please specify)

2. Tell about your connections to the Perry County area. Select all that apply.

- Home Owner
- Property Owner (other than home)
- Renter
- Business Owner
- Place of Employment
- Student

Other (please specify)

Perry County Comprehensive Plan Survey

3. What are the main reasons you chose to live in or remain in Perry County? Select all that apply.

- Born and raised in Perry County
- Close to friends and family in Perry County
- Prefer to live in a rural area
- Near place of employment
- Affordable housing and land values
- Local schools

Other (please specify)

4. For the following questions, please indicate to the extent you agree or disagree with the statement.

Perry County should...

	Agree	Undecided	Disagree
Increase quality of life amenities to attract new residents.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create new manufacturing jobs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Create new technology and professional service jobs.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Grow the county's tourism industry.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop additional park and recreation opportunities.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Develop enhanced healthcare resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Increase level of service for day care and related working family resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve community technology infrastructure (internet, mobile phone, etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Improve local school's academic offerings and resources.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Other (please specify)

Perry County Comprehensive Plan Survey

5. Rank the importance of the items below from 1-9 with 1 being the most important. The items will move as you rank them and be in rank order when you finish.

<input type="text"/>	Increase quality of life amenities to attract new residents.
<input type="text"/>	Create new manufacturing jobs.
<input type="text"/>	Create new technology and professional service jobs.
<input type="text"/>	Grow the county's tourism industry.
<input type="text"/>	Develop additional park and recreation opportunities.
<input type="text"/>	Develop enhanced healthcare resources.
<input type="text"/>	Increase level of service for day care and related working family resources.
<input type="text"/>	Improve community technology infrastructure (internet, mobile phone, etc.)
<input type="text"/>	Improve local school's academic offerings and resources.

6. What type of park and recreation facilities would you like to see developed? Select top 4 choices and write in other ideas in the "Other" box.

- Playgrounds
- Ball Fields (basketball, soccer, baseball, etc.)
- Open Outdoor Space
- Outdoor Performance/Event Area
- Community Center
- Trails (walking, hiking, biking, etc.)

Other (please specify)

Perry County Comprehensive Plan Survey

7. What kinds of community amenities would you like to see developed in Perry County?
 Select top 3 choices and write other ideas in the "Other" box.

- Additional Community Festivals and Events
- Senior Center
- Youth Center
- Parks and Recreation Facilities
- University/Community College Facilities and Courses

Other (please specify)

8. What type of housing would you like to see developed?
 Select all that apply.

- Single-family homes
- Townhomes/Condominiums
- Apartments
- Senior living
- Mixed developments with single-family, townhomes & apartments
- Mixed use development with housing and retail/commercial development
- Infill housing developments on vacant lots within cities/towns
- Second home/vacation development

Other (please specify)

Perry County Comprehensive Plan Survey

9. What types of new businesses would you like to see developed? Select top 4 choices and write in ideas in the "Other" box.

- Specialty Shops (tourism oriented)
- Restaurants
- Hotel/Motel/Bed & Breakfast
- Manufacturing
- Medical/Healthcare
- Professional Services (accounting, insurance, etc.)
- Technology Services (software development, web-based services, etc.)
- Big Box Retail (Wal-Mart)
- Home Improvement Retail (Lowe's, Home Depot)
- Convenience Retail (Dollar General, CVS)

Other (please specify)

10. What do you like most about living in Perry County?

11. What do you see as Perry County's greatest challenge, now or in the future?

Perry County Comprehensive Plan Survey

12. Check which statement you agree with most about the need for change in Perry County.

- Perry County should not change, things are fine the way they are.
- Perry County should consider small changes.
- Perry County needs to consider significant changes.

Other (please specify)

13. If you could make just one change or one improvement to Perry County what would it be? (Please provide short answers. Examples could include: more jobs, increased tourism, increase property maintenance, new park, etc.)

14. Please check the box that reflects your age.

- 0 - 20
- 21 - 39
- 40 - 59
- 59 - over

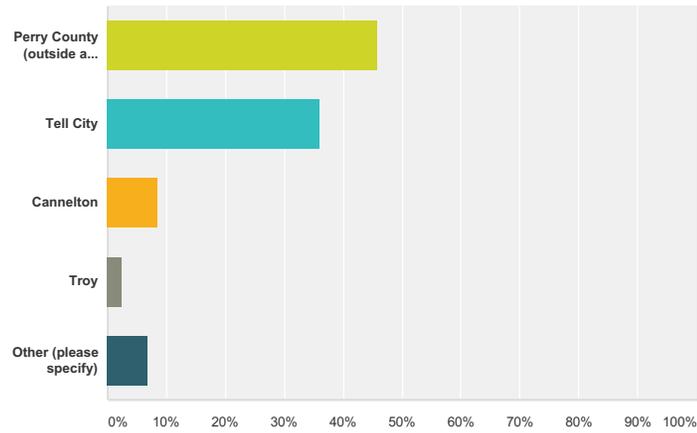
15. Check the box that reflects your gender.

- Male
- Female

Perry County Comprehensive Plan Survey

Q1 Where do you live?

Answered: 520 Skipped: 0

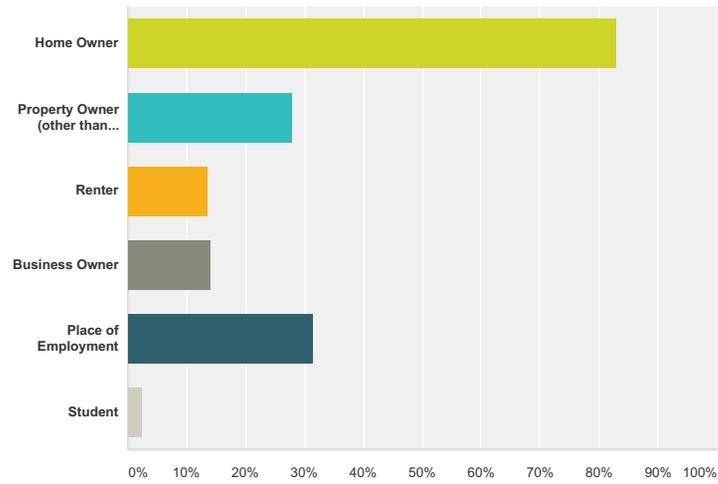


Answer Choices	Responses	Count
Perry County (outside a city/town)	45.96%	239
Tell City	36.15%	188
Cannelton	8.46%	44
Troy	2.50%	13
Other (please specify)	6.92%	36
Total		520

Perry County Comprehensive Plan Survey

Q2 Tell about your connections to the Perry County area. Select all that apply.

Answered: 507 Skipped: 13

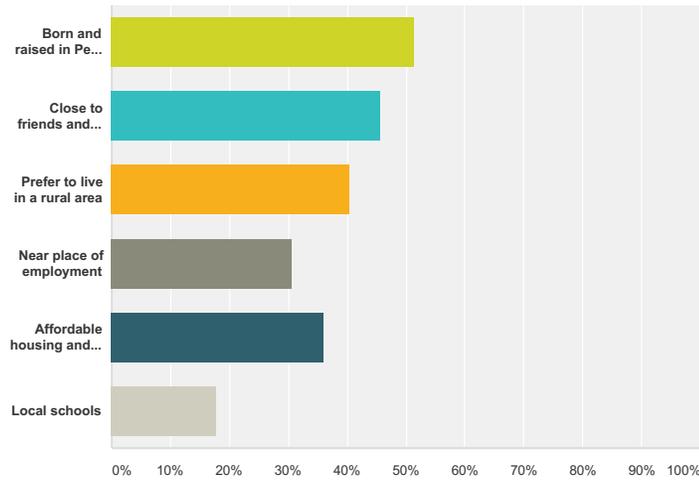


Answer Choices	Responses	
Home Owner	83.04%	421
Property Owner (other than home)	28.01%	142
Renter	13.61%	69
Business Owner	14.20%	72
Place of Employment	31.56%	160
Student	2.56%	13
Total Respondents: 507		

Perry County Comprehensive Plan Survey

Q3 What are the main reasons you chose to live in or remain in Perry County? Select all that apply.

Answered: 500 Skipped: 20

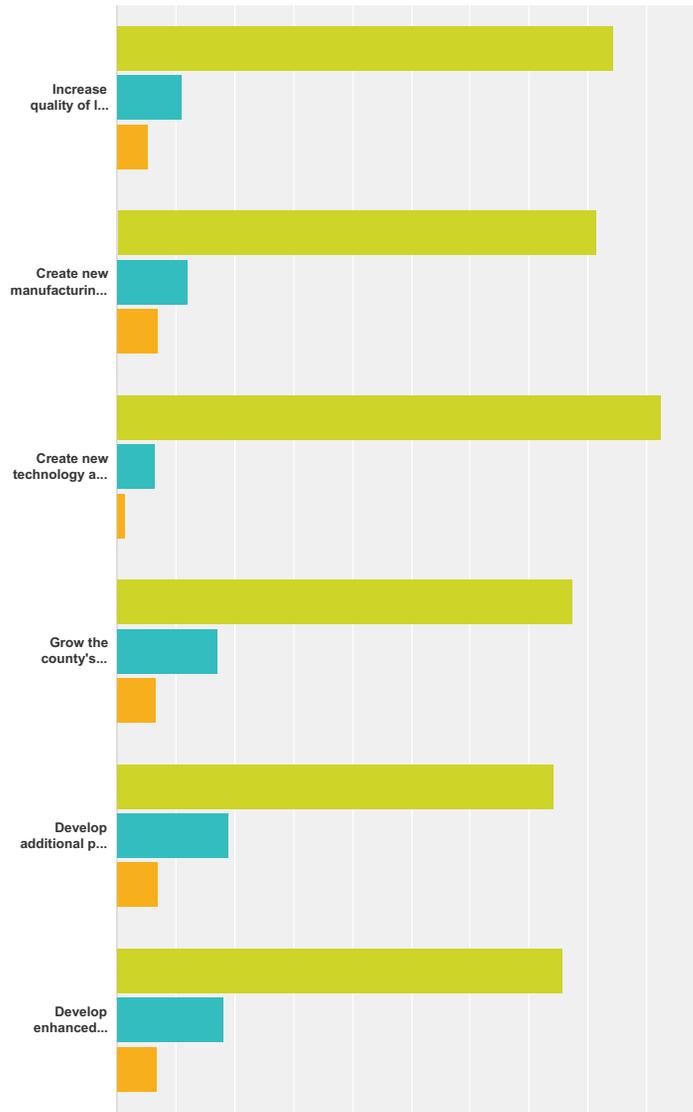


Answer Choices	Responses
Born and raised in Perry County	51.40% 257
Close to friends and family in Perry County	45.80% 229
Prefer to live in a rural area	40.40% 202
Near place of employment	30.60% 153
Affordable housing and land values	36.20% 181
Local schools	17.80% 89
Total Respondents: 500	

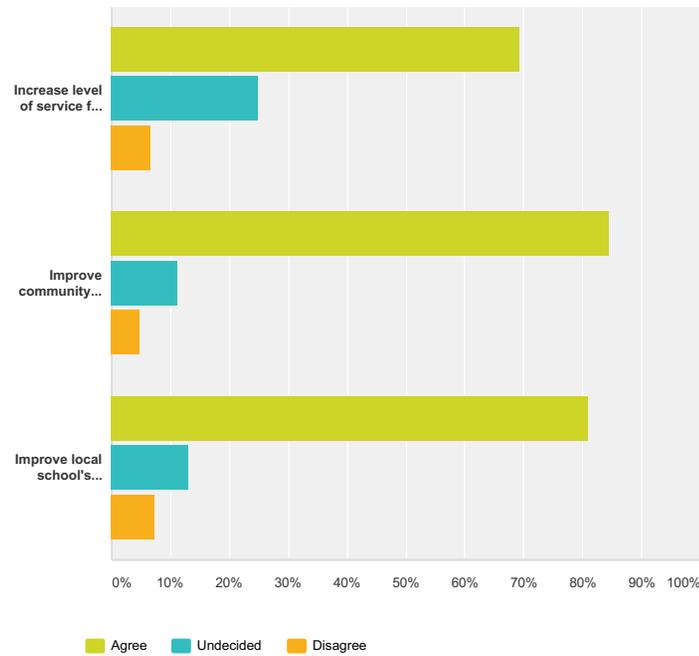
Perry County Comprehensive Plan Survey

Q4 For the following questions, please indicate to the extent you agree or disagree with the statement. Perry County should...

Answered: 519 Skipped: 1



Perry County Comprehensive Plan Survey

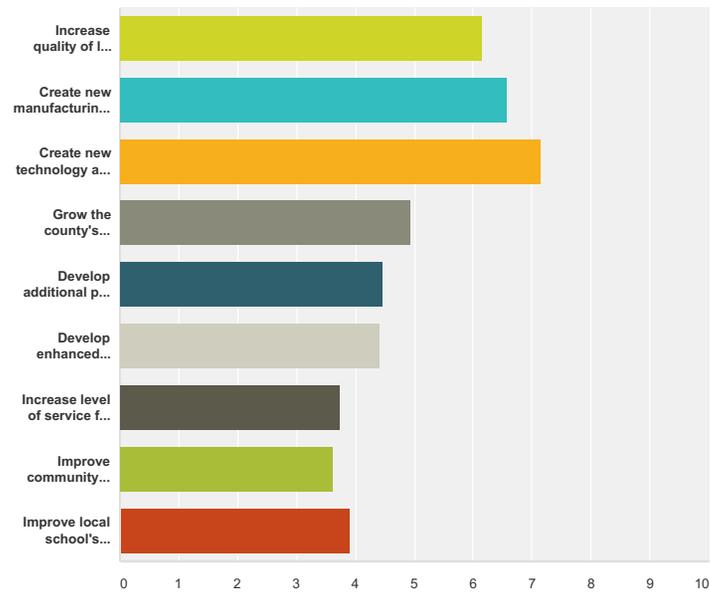


	Agree	Undecided	Disagree	Total Respondents
Increase quality of life amenities to attract new residents.	84.25% 337	11.00% 44	5.50% 22	400
Create new manufacturing jobs.	81.32% 418	12.06% 62	7.20% 37	514
Create new technology and professional service jobs.	92.46% 478	6.38% 33	1.55% 8	517
Grow the county's tourism industry.	77.36% 393	17.13% 87	6.69% 34	508
Develop additional park and recreation opportunities.	74.30% 292	19.08% 75	7.12% 28	393
Develop enhanced healthcare resources.	75.77% 297	18.11% 71	6.89% 27	392
Increase level of service for day care and related working family resources.	69.23% 270	24.87% 97	6.67% 26	390
Improve community technology infrastructure (internet, mobile phone, etc.)	84.65% 331	11.25% 44	4.86% 19	391
Improve local school's academic offerings and resources.	80.92% 318	13.23% 52	7.38% 29	393

Perry County Comprehensive Plan Survey

Q5 Rank the importance of the items below from 1-9 with 1 being the most important. The items will move as you rank them and be in rank order when you finish.

Answered: 510 Skipped: 10



	1	2	3	4	5	6	7	8	9	Total	Score
Increase quality of life amenities to attract new residents.	14.90% 76	13.73% 70	12.35% 63	33.92% 173	6.86% 35	5.49% 28	4.51% 23	4.12% 21	4.12% 21	510	6.16
Create new manufacturing jobs.	19.41% 99	37.84% 193	8.63% 44	7.45% 38	5.88% 30	3.92% 20	4.31% 22	3.53% 18	9.02% 46	510	6.57
Create new technology and professional service jobs.	38.63% 197	15.29% 78	16.08% 82	8.43% 43	8.43% 43	6.08% 31	4.12% 21	1.37% 7	1.57% 8	510	7.16
Grow the county's tourism industry.	3.73% 19	4.51% 23	30.00% 153	10.59% 54	10.20% 52	11.37% 58	7.45% 38	9.80% 50	12.35% 63	510	4.94
Develop additional park and recreation opportunities.	4.12% 21	4.12% 21	5.69% 29	7.06% 36	37.25% 190	10.39% 53	12.16% 62	11.37% 58	7.84% 40	510	4.47
Develop enhanced healthcare resources.	4.32% 22	5.30% 27	6.88% 35	8.84% 45	9.23% 47	39.69% 202	10.41% 53	9.23% 47	6.09% 31	509	4.43

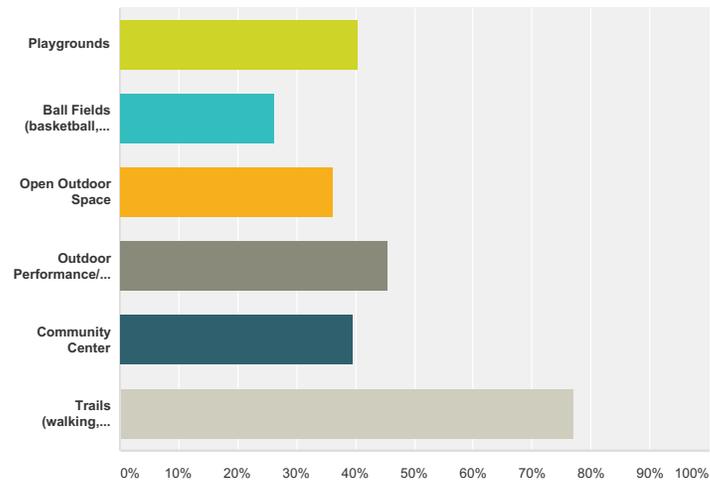
Perry County Comprehensive Plan Survey

Increase level of service for day care and related working family resources.	2.16% 11	5.29% 27	4.51% 23	8.63% 44	7.25% 37	7.65% 39	41.18% 210	14.90% 76	8.43% 43	510	3.74
Improve community technology infrastructure (internet, mobile phone, etc.)	4.71% 24	5.88% 30	6.08% 31	8.04% 41	6.08% 31	8.43% 43	10.20% 52	38.63% 197	11.96% 61	510	3.64
Improve local school's academic offerings and resources.	8.04% 41	8.04% 41	9.80% 50	7.06% 36	8.82% 45	7.06% 36	5.69% 29	7.06% 36	38.43% 196	510	3.90

Perry County Comprehensive Plan Survey

**Q6 What type of park and recreation facilities would you like to see developed?
Select top 4 choices and write in other ideas in the "Other" box.**

Answered: 490 Skipped: 30

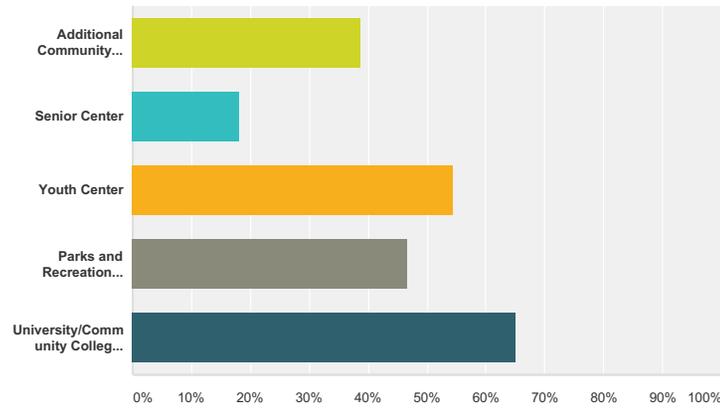


Answer Choices	Responses	Count
Playgrounds	40.41%	198
Ball Fields (basketball, soccer, baseball, etc.)	26.33%	129
Open Outdoor Space	36.33%	178
Outdoor Performance/Event Area	45.51%	223
Community Center	39.59%	194
Trails (walking, hiking, biking, etc.)	76.94%	377
Total Respondents: 490		

Perry County Comprehensive Plan Survey

Q7 What kinds of community amenities would you like to see developed in Perry County? Select top 3 choices and write other ideas in the "Other" box.

Answered: 505 Skipped: 15

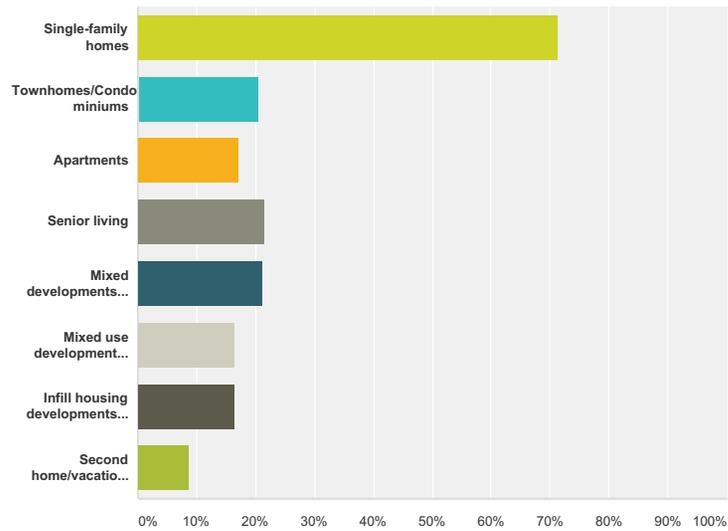


Answer Choices	Responses	
Additional Community Festivals and Events	38.81%	196
Senior Center	18.22%	92
Youth Center	54.46%	275
Parks and Recreation Facilities	46.73%	236
University/Community College Facilities and Courses	65.15%	329
Total Respondents: 505		

Perry County Comprehensive Plan Survey

Q8 What type of housing would you like to see developed? Select all that apply.

Answered: 484 Skipped: 36

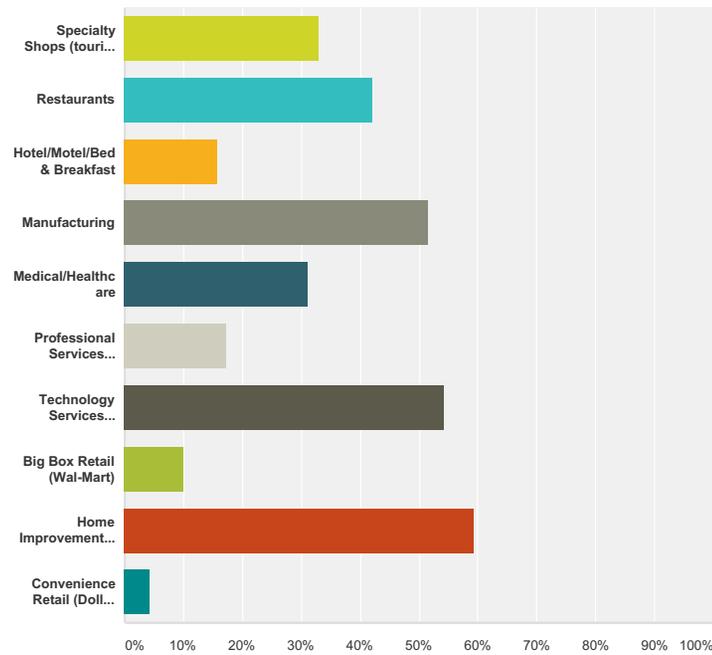


Answer Choices	Responses
Single-family homes	71.49% 346
Townhomes/Condominiums	20.45% 99
Apartments	17.15% 83
Senior living	21.49% 104
Mixed developments with single-family, townhomes & apartments	21.28% 103
Mixed use development with housing and retail/commercial development	16.53% 80
Infill housing developments on vacant lots within cities/towns	16.53% 80
Second home/vacation development	8.68% 42
Total Respondents: 484	

Perry County Comprehensive Plan Survey

Q9 What types of new businesses would you like to see developed? Select top 4 choices and write in ideas in the "Other" box.

Answered: 507 Skipped: 13



Answer Choices	Responses
Specialty Shops (tourism oriented)	32.94% 167
Restaurants	42.21% 214
Hotel/Motel/Bed & Breakfast	15.78% 80
Manufacturing	51.48% 261
Medical/Healthcare	31.16% 158
Professional Services (accounting, insurance, etc.)	17.36% 88
Technology Services (software development, web-based services, etc.)	54.24% 275
Big Box Retail (Wal-Mart)	10.06% 51

Perry County Comprehensive Plan Survey

Home Improvement Retail (Lowe's, Home Depot)	59.37%	301
Convenience Retail (Dollar General, CVS)	4.34%	22
Total Respondents: 507		

Perry County Comprehensive Plan Survey

Q10 What do you like most about living in Perry County?

Answered: 417 Skipped: 103

Perry County Comprehensive Plan Survey

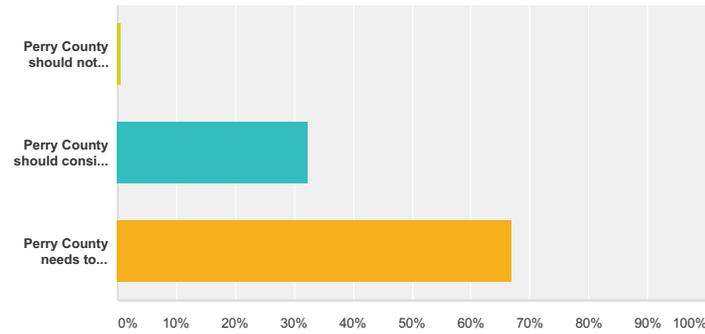
Q11 What do you see as Perry County's greatest challenge, now or in the future?

Answered: 424 Skipped: 96

Perry County Comprehensive Plan Survey

Q12 Check which statement you agree with most about the need for change in Perry County.

Answered: 503 Skipped: 17



Answer Choices	Responses
Perry County should not change, things are fine the way they are.	0.60% 3
Perry County should consider small changes.	32.41% 163
Perry County needs to consider significant changes.	67.00% 337
Total	503

Perry County Comprehensive Plan Survey

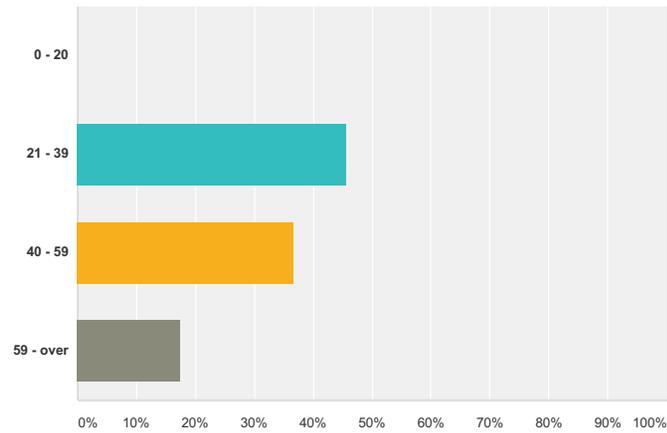
Q13 If you could make just one change or one improvement to Perry County what would it be? (Please provide short answers. Examples could include: more jobs, increased tourism, increase property maintenance, new park, etc.)

Answered: 445 Skipped: 75

Perry County Comprehensive Plan Survey

Q14 Please check the box that reflects your age.

Answered: 517 Skipped: 3

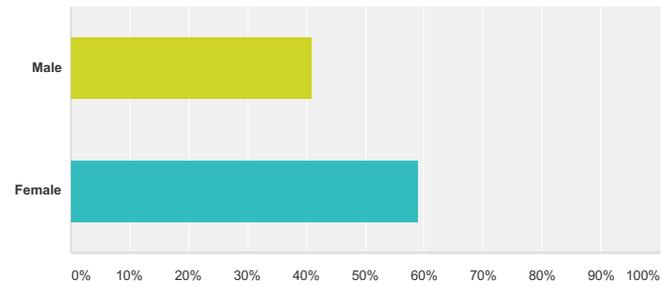


Answer Choices	Responses
0 - 20	0.00% 0
21 - 39	45.65% 236
40 - 59	36.75% 190
59 - over	17.60% 91
Total	517

Perry County Comprehensive Plan Survey

Q15 Check the box that reflects your gender.

Answered: 511 Skipped: 9



Answer Choices	Responses	
Male	40.90%	209
Female	59.10%	302
Total		511



APPENDIX C: STEERING COMMITTEE



Perry County Comprehensive Plan – Steering Committee Workshop

Monday, September 15th 6:30 p.m. (Central Time)

County Highway Garage/Multi-purpose Bldg.

17115 State Road 37 Leopold, IN 47551

1. Welcome
2. Introductions
3. Comprehensive Plan Overview
 - Purpose
 - Process
 - Schedule/Timeline
 - Utilization
4. Perry County Overview
 - Physical Features
 - Socio-Economic Characteristics
 - Challenges
 - Opportunities
5. Discuss Plans for First Public Workshop
6. Other Questions/Information
7. Adjourn

Perry County Comprehensive Plan Steering Committee Members:

Commissioners: Tom Hauser, Bill Amos, Randy Kleaving

Council: Jody French

Plan Commission: Pat Clark

Local Schools: Chris Hollinden (Tell City), Brian Garrett (Cannelton), Mary Roberson (Perry Central)

Healthcare: Lisa Miller (Nurse Practitioner)

Real Estate: Kim Esarey

Banking: Bruce Knox

Youth Group: Beth Bruggeman

Library: John Mundy

Church: Elmer Shelby

Not-for-Profit: Alvin Evans

Regional Planning Commission: Nathan Held

Chamber of Commerce: Cheri Taylor

Tourism: Dan Adams

Area Business: Steve Seibert

9/15/2014 Perry Co.
Comprehensive Plan

Name	Organization
Bob Grewe	Lochner Group
Randy Kleving	Commissions
Bill Ames	"
Tom Hauser	"
Jan Adams	Wassersalzburg PC CWB
Chris Hofflander	Tell City Jr/Sr HS
P Bruce Kemp	Hoosier H.S. CU
Pat Clark	
Elmer Shelly	
Chris Taula	PC Chambers
Jody French	PC Council
Jeff H. Gonsbold	Southern Imp Power
Kim Esarey	Indiana Realty
Nathan Held	Indiana 15 RPC
BRIAN GARRETT	Cannelton Schools
Lisa Miller	Troy Clinic
John Hudry	Perry County Public Library

**Perry County Comprehensive Plan – Steering Committee Workshop
 Tuesday, January 20, 2015
 6:30 p.m. (Central Time)
 County Highway Garage/Multi-purpose Bldg.**

1. Welcome
2. Review Public Visioning Workshop
 Discuss opportunities to improve public engagements
 Review comments and discussion items
3. Identify focused areas of interest
4. Discuss Plans for Second Public Workshop - 7:00 PM Tuesday February 17, 2015 Perry Central High School
5. Other Questions/Information
6. Adjourn

4. Steering Committee Meeting # 2 **6:30 PM Tuesday January 20, 2015** **Perry County Highway Garage**
 Steering Committee reviews outcomes of the visioning workshop provides feedback to help refine the issues and recommendations to be included in the Draft Plan that will be shared at the Public Workshop #2.

5. Public Workshop #2 **7:00 PM Tuesday February 17, 2015** **Perry Central High School**
 Present draft plan concepts and recommendations to obtain public feedback/comments.

6. Steering Committee #3 **6:30 PM February 24, 2015** **Perry County Highway Garage**
 Make adjustments to the Draft Plan, which will result in the creation of the Final Draft Plan that will be considered at the Plan Commission Public Hearing.

7. Perry County Plan Commission Public Hearing **7:00 PM Tuesday March 24, 2015** **Perry County Courthouse**
 Perry County Plan Commission conducts a public hearing on the Final Draft of the plan (this is a requirement prior to the county commissioners adopting the plan).

8. Perry County Commissioners Adoption **8:00 AM Tuesday, April 21, 2015** **Perry County Courthouse**
 Perry County Commissioners adopt the 2015 Perry County Comprehensive Plan

Tourism

- Lodge-inn development
- Trail connecting Hoosier National Forest trails/properties
- Marketing improvements/investments
- Concept of tourism train
- Wine industry
- Community Theater
- Ohio River utilization – viewing, boating, festivals,
- Agri-Tourism

Multi Season amenities

Leverage location to other major tourism areas

Floodwall adjustments to create river views

Interstate 64

Exit 72 (Bristow) and Exit 79 (St Croix)

Development potential

Economic Development

Diversification

Increase retail offerings

Workforce development

Daycare

Public Safety

EMS coverage for rural areas (fire safety rating considerations)

Development patterns

Housing follows rural infrastructure (water)

Desire to recruit people/families to Perry County

Infrastructure

German Ridge (lack of water)

Water providers (Patoka RWSD and AND-TRO)

Electric (REMC and municipal)

Sanitary sewer at strategic development locations

Public facilities/services

Public transportation

Increase property maintenance enforcement

Internet and cell phone coverage

Themes

Desire a MINDSHIFT

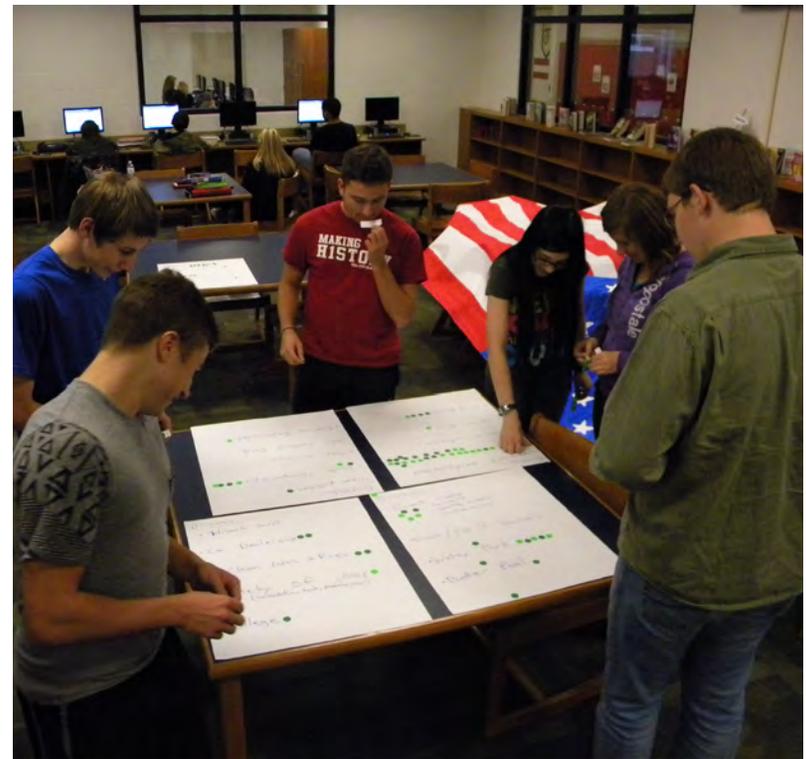
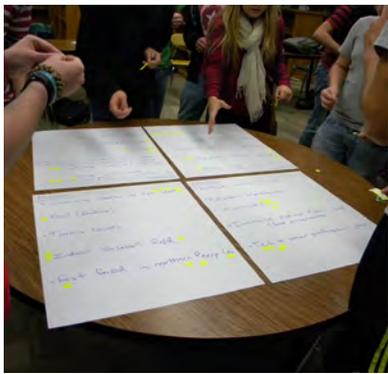
Need FUNDING/RESOURCES

Family (not a transient community – there is value in this)

How to attract young families?

Does Indiana have a perception of Perry County?

Low educational attainment



APPENDIX D: STUDENT WORKSHOPS





Perry County Comprehensive Plan

High School

Workshops Results

On Wednesday, November 5, 2014, Planners from Lochmueller Group held workshops with Tell City and Perry Central High School students. The workshops included a LAND (liabilities, assets, needs, and dreams) exercise and general discussion about Perry County. Over 30 students from Tell City High School and nearly 25 students from Perry Central High School participated in the workshops. (As of the print date of this handout, Lochmueller Group was unable to coordinate with Cannelton High School to set a time for a workshop.) Lochmueller Group would like to thank Assistant Principal Chris Hollinden from Tell City High School and Assistant Principal Jody French from Perry Central High School for helping coordinate these workshops.

The following lists summarize the results of the LAND exercise. Students were asked to vote on the Needs and Dreams. Each student was given 3 dots for their favorite Needs and 3 dots for their favorite Dreams. The votes for each are in parentheses () behind the Needs and Dreams.



Liabilities

- Factory smells from other side of Ohio River
- Snow and difficult terrain to travel keeps people at home in challenging weather
- Gravel roads and challenge to maintain roads
- Not much diversity
- Takes 30 minutes to get to stuff in Tell City
- Deer crossing area roads and highways
- Drug use
- Limited recreation opportunities for younger people
- No mall, Starbucks, or shopping
- Only have Walmart in the southern part of the county
- No public transportation
- People are spread out and creates challenges to help people in emergencies
- Proximity of prison to schools - real & perceived concern
- Poor cell phone service
- Pollution from manufacturing
- Limited job opportunities-all industrial, no diversity
- One-sided politics
- Closed mindedness
- Nothing for kids to do
- Have to leave the area to get healthcare, retail

Assets

- Perry Central High School's STEAM Program
- Zip Line
- Safe school environment
- Near Holiday World
- Low Crime Rate
- Many large employers
- Scenic area
- Outdoor recreation opportunities
- Everyone knows everyone - neighbors help each other
- Proximity to Owensboro, Louisville and Evansville
- Walmart, movie theater, McDonalds, local restaurants
- Sporting Events
- Tourism - scenic highways and hunting opportunities
- 4-H
- Fair grounds
- Bristow Car Show
- All four seasons
- Work done by prisoners

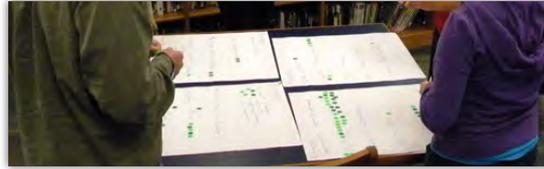
Assets (continued)

- Opportunities to reuse large, empty buildings - former hospital and Tell City Junior High
- Medical clinic near school
- New hospital - intern opportunities for students
- Nice jails
- Ohio River
- Social events - Schweizer Fest, Derby events
- 4 lakes for fishing and boating
- Trails
- Marathons hosted using area trails
- Hunting
- Organizations - We The Youth of Perry County
- Corn Island employment opportunities
- Cannelton Lock and Dam-employment and summer job opportunities
- Nice hospital
- A-rated school system
- Land available for development
- Lots of parks
- Greenway/trails
- Ohio River - transportation, jobs, recreation, hydroelectric
- Hunting
- Fitness - road runs, gyms



Assets (continued)

- Jobs moving into the area
- Hoosier National Forest
- Farmers market
- Pour House
- New senior housing project being constructed
- 3 school options
- Agriculture
- School staff
- Police department
- Restaurants
- Lots of bars
- Lots of churches
- Lots of community events - Schweizer Fest & New Years Celebration
- Heritage
- Pool
- Low Crime Rate
- Recreational sports - club sports, golf course
- Close to big cities
- Taxi service
- Walmart
- Library
- Downtown
- Theater
- Bowling Alley
- No much traffic
- Good community leaders
- Friendly
- Newspaper



Needs (Perry Central HS)

- Paintball, laser tag, indoor recreation facility (20)
- Small Retail - fast food, Starbucks, etc. (10)
- Burger King (9)
- Bookstore/Coffee Shop (8)
- Clean up the Ohio River (7)
- Faster Internet (5)
- Public Transportation (3)
- Help locally owned businesses compete - stay open longer hours, etc. (3)
- Improve public libraries (1)
- More paved roads (1)
- More foreign language & advanced classes (1)
- Movie rental store (1)

Dreams (Perry Central HS)

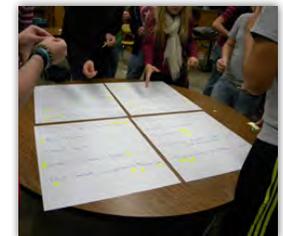
- Nice - different restaurants (12)
- Technology and professional employment opportunities (9)
- Starbucks (8)
- Community center with gym space (6)
- Fast food in northern Perry County (4)
- State of Indiana on the same time zone (4)
- Increase the amount of natural, public land (4)
- More urban/city amenities (4)
- Indoor pool (3)
- Indoor base baseball field (3)
- Mall (3)
- Drug free Perry County (3)
- Bigger farmers market , art galleries, music performances, cultural events for youth(2)
- No unemployment, everyone has a job (1)
- Start school an hour later to avoid very early and long bus rides (1)
- Tennis courts
- More college prep courses/resources
- Local college options like IU or Purdue
- Amazon warehouse - large employer
- Develop in "right" locations via planning

Needs (Tell City HS)

- Sporting goods store (16)
- Better sports facilities (16)
- More youth activities (10)
- More shopping options (8)
- Better cell phone services (6)
- Need more people - grow population (6)
- Faster internet (5)
- Comic book store (5)
- Better hotels (3)
- A fencing team (3)
- Road improvements (2)
- Better healthcare (2)
- More houses - better houses (2)
- Expand Ivy Tech to create campus (2)
- Need developers (1)
- Big shoe store (1)
- More diversity of restaurants
- Funding for schools/public amenities

Dreams (Tell City HS)

- Mall (30)
- YMCA (14)
- Event center - concerts, sporting events, conferences (9)
- State championships (7)
- Water Park (6)
- Chick-fil-a (4)
- Indoor tennis (3)
- Boat/jet ski rental (2)
- Better pool (2)
- Indoor basketball (2)
- Less pollution (2)
- Italian restaurant (2)
- New car dealership (2)
- Clean rivers and lakes (2)
- College (2)
- More tourist attractions (1)
- Skating rink (1)
- Regional airport (1)
- Variety of jobs-scientific, tech, professional (1)
- Corporate headquarters
- More businesses
- New football field
- Hibachi grill





APPENDIX E: COMMUNITY WORKSHOPS



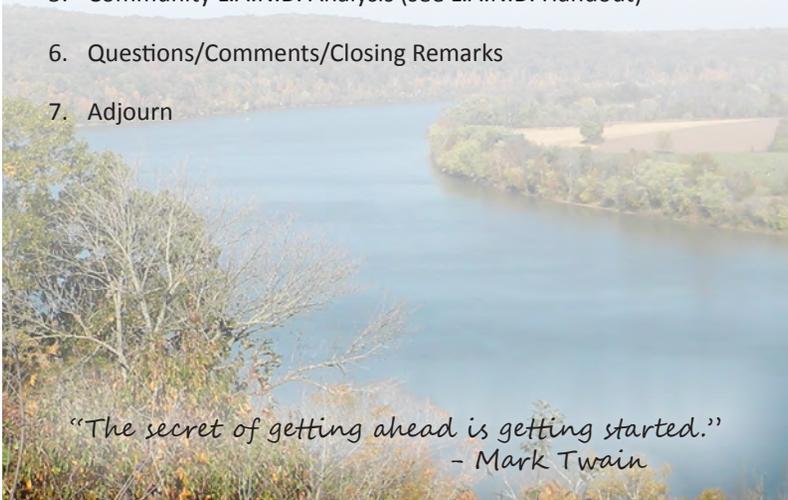


Perry County Comprehensive Plan Public Visioning Workshop

Perry Central High School
Tuesday, January 13, 2015
7:00 PM

Agenda

1. Welcome and Introductions
2. Planning Process and Schedule
3. Overview of Handouts
4. Existing Conditions Overview
 - Land Use
 - Economic Development
 - Transportation
 - Housing
 - Quality of Place
 - Public Safety
 - Education
 - Utilities/Infrastructure
5. Community L.A.N.D. Analysis (see L.A.N.D. Handout)
6. Questions/Comments/Closing Remarks
7. Adjourn



*"The secret of getting ahead is getting started."
- Mark Twain*

Stay up to date on the project through the
project website and Facebook page.



Project Website:

perrycountycomprehensiveplan.wordpress.com



Facebook Page:

facebook.com/perrycountycomprehensiveplan

Contact Information:

County Commissioners:

Bill Amos, District 1
Larry James, District 2
Randy Kleaving, District 3



Perry County Board of Commissioners

2219 Payne Street
Tell City, IN 47586
Phone: 812-547-2758
E-mail: pccomm@pisci.net

Lochmueller Group:

Bob Grewe, AICP bgrewe@lochgroup.com
812-480-2878
Matt Schriefer, AICP mschriefer@lochgroup.com
812-479-6200



Sign In Sheet Public Visioning Workshop January 13 2015 Perry Central

	Name	Email	Mailing Address
1	Don Steen		
2	Luke Kelly		
3	Emma Kelly		
4	Robert J. Harding		
5	Mary Roberson		
6	Sherman Ziegler		
7	Jeff Everly		
8	Bill Amos		
9	Tara Damin		
10	David Goffinet		
11	Elmer Shelby		
12	R. Bruce Knox		
13	Michael Kleeman		
14	David Lynch		
15	Jeff Hilgenhold		
16	Steve J. Hauser		
17	Shirl Garner		
18	Gale Garner		
19	Tom hauser		
20	Jody French		
21	Sara Dzimianski		
22	Randy Kleaving		
23	Dawn Kleaving		
24	Manyy Sayden		
25	Jan Dauby		
26	Larry R. James		
27	Josh Harris		
28	Lori Cassidy		
29	Joan Hess		
30	Many K. Cardinal		
31	Alvin Evans		
32	Frances Evans		
33	Randy Rennie		
34	Danny Bolin		
35	Tim Wilson		
36	Ben Minto		



Perry County Comprehensive Plan

Sign-In Sheet

Public Workshop #2
7:00 PM
Tuesday, February 24, 2015
Deer Creek Baptist Church

1. Name Judy Lynch Email or Mailing Address _____
2. Name Meri Taylor Email or Mailing Address _____
3. Name Don Stean Email or Mailing Address _____
4. Name Bob Grewe Email or Mailing Address _____
5. Name Matt Schriener Email or Mailing Address _____
6. Name Darrel L Riley Email or Mailing Address _____
7. Name Steve J. Hansen Email or Mailing Address _____
8. Name Tom Hansen Email or Mailing Address _____
9. Name Chris Holsler Email or Mailing Address _____
10. Name Pat Clark Email or Mailing Address _____



Perry County Comprehensive Plan

Sign-In Sheet

Public Workshop #2
7:00 PM
Tuesday, February 24, 2015
Deer Creek Baptist Church

- 11. Name Jeff Hilgenhold Email or Mailing Address _____
- 12. Name Robert P. Zimmer Email or Mailing Address _____
- 13. Name Adam Tempel Email or Mailing Address _____
- 14. Name Don Duoinc Email or Mailing Address _____
- 15. Name Tim Wilson Email or Mailing Address _____
- 16. Name Bill Amos Email or Mailing Address _____
- 17. Name John J Taylor Email or Mailing Address _____
- 18. Name Calvin Cash Email or Mailing Address _____
- 19. Name Larry R. James Email or Mailing Address _____
- 20. Name Al C. Eiss Email or Mailing Address _____



Perry County Comprehensive Plan

Sign-In Sheet

Public Workshop #2
7:00 PM
Tuesday, February 24, 2015
Deer Creek Baptist Church

21. Name F Bruce Kuyx Email or Mailing Address _____

22. Name Carol Mills Email or Mailing Address _____

23. Name Beth Bruggeman Email or Mailing Address _____

24. Name Joan Hess Email or Mailing Address _____

25. Name Josh Harris Email or Mailing Address _____

26. Name David Goffinet Email or Mailing Address _____

27. Name Elmer Shelby Email or Mailing Address _____

28. Name Tara Damin Email or Mailing Address _____

29. Name _____ Email or Mailing Address _____

30. Name _____ Email or Mailing Address _____



APPENDIX F: PUBLIC HEARING



ATTACH COPY OF ADVERTISEMENT HERE

Prescribed by State Board of Accounts

General Form No. 60P (Rev. 2008A)

Perry County Plan Commission
 (Governmental Unit)
 Perry, Perry County, Indiana

To: Perry County News
 P.O. Box 309
 Tell City, IN 47586

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines
 Head -- number of lines
 Body -- number of lines
 Tail -- number of lines
 Total number of lines in notice 31

COMPUTATION OF CHARGES

31 lines, 1 column wide equals 31 equivalent lines at .4280 \$ 13.27
 cents per line
 Additional charges for notices containing rule or tabular work (50 per cent of above amount)
 Charge for extra proofs of publication (\$1.00 for each proof in excess of two)
TOTAL AMOUNT OF CLAIM \$ 13.27

DATA FOR COMPUTING COST

Width of single column in picas 9.10 Size of type 7 point
 Number of insertions 1

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

May 28, 2015

Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date May 28, 2015

Julie Chappin
 Title Legal Dept

Legal 5845

PUBLIC HEARING NOTICE

The Perry County Plan Commission will hold a public hearing on Tuesday June 9, 2015 at 6:00 P.M. Central Time at the Perry County Courthouse, 2218 Payne St, Tell City, IN 47586 to provide interested citizens an opportunity to express their views on the recently completed Draft Comprehensive Plan. Representatives from Lochmueller Group will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Bob Grewe, Lochmueller Group, 6200 Vogel Road, Evansville, Indiana 47715 or call 812-479-6200 not later than Friday May 29, 2015. Every effort will be made to make reasonable accommodations for these persons. For additional information concerning the public hearing or the Comprehensive Plan, please contact: Bob Grewe, Lochmueller Group, at the address or phone number listed above.

May 28 hspxlp

RESOLUTION NO. *2015-1*
 RESOLUTION OF THE PLAN COMMISSION
 ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION RECOMMENDING THAT THE PERRY COUNTY COMMISSIONERS ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR PERRY COUNTY, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

1. A statement of objectives for the future development of the jurisdiction.
2. A statement of policy for the land use development of the jurisdiction.
3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

WHEREAS, the Advisory Plan Commission of Perry County, Indiana did on *June 9, 2015*, 2015, hold a legally advertised public hearing on the proposed Comprehensive Plan of the Perry County, Indiana until all comments and objections were heard; and

WHEREAS, the Advisory Plan Commission found that said plan is in the best interest of the citizens of Perry County, Indiana.

NOW THEREFORE, BE IT RESOLVED, that the Advisory Plan Commission of Perry County, Indiana, recommends to the County Commissioners the adoption of said Comprehensive Plan attached hereto named Perry County Comprehensive Plan, dated *June 9, 2015*, 2015.

Robert J. Hardy
 President
 Perry County Plan Commission

6/9/2015
 Date

Michael J. Coyle
 Secretary
 Perry County Plan Commission

6/09/2015
 Date



Perry County Comprehensive Plan

Sign-In Sheet

Plan Commission Public Hearing
6:00 PM
Tuesday, June 9, 2015
Perry County Courthouse

1. Name Bob Grewe Email or Mailing Address _____
2. Name EACH DESPAIN Email or Mailing Address _____
3. Name Subash D. Singh Email or Mailing Address _____
4. Name Robert J. Harding Email or Mailing Address _____
5. Name Al C. Linn Email or Mailing Address _____
6. Name Randy Klearing Email or Mailing Address _____
7. Name Ron Crawford Sr. Email or Mailing Address _____
8. Name Al C. Egan Email or Mailing Address _____
9. Name Bruce Kwox Email or Mailing Address _____
10. Name Teresa Kanneberg Email or Mailing Address _____



Perry County Comprehensive Plan

Sign-In Sheet

Plan Commission Public Hearing
6:00 PM
Tuesday, June 9, 2015
Perry County Courthouse

11. Name Larry R. James Email or Mailing Address _____

12. Name Bill Ams Email or Mailing Address _____

13. Name Don Steen Email or Mailing Address _____

14. Name Dawn R. Klearing Email or Mailing Address _____

15. Name Cornie Berger Email or Mailing Address _____

16. Name Beth Buggeman Email or Mailing Address _____

17. Name Tom Hansen Email or Mailing Address _____

18. Name _____ Email or Mailing Address _____

19. Name _____ Email or Mailing Address _____

20. Name _____ Email or Mailing Address _____

**Perry County Plan Commission
Comprehensive Plan Public Hearing**

6:00 PM - Tuesday June 9, 2015
Perry County Courthouse
Tell City, Indiana

Robert J. Harding, Chairman of the Perry County Plan Commission called the meeting to order at 6:00 PM.

Mr. Harding then recognized Bob Grewe, Manager, Community Development Services, with the Lochmueller Group. Mr. Grewe stated that the purpose of the meeting of the Perry County Plan Commission is as follows:

- Provide a summary presentation of the Draft Comprehensive Plan for Perry County.
- Conduct a public hearing on the Draft Comprehensive Plan for Perry County and provide an opportunity for public comment and/or feedback.
- Consider approval of the RESOLUTION OF THE PLAN COMMISSION ADOPTING THE COMPREHENSIVE PLAN by the Perry County Plan Commission and a recommendation to the Perry County Commissioners to make a resolution to adopt the Perry County Comprehensive Plan at their next meeting.

An attendance sheet was distributed to the meeting participants to sign and a copy is attached.

Bob Grewe introduced himself and distributed a three-page executive summary of the Draft Perry County Comprehensive Plan. A copy of the summary is attached to the minutes. Mr. Grewe walked through the Draft Comprehensive Plan using a PowerPoint presentation noting components and highlights associated with the planning process and recommendations.

Following the conclusion of the summary presentation, Mr. Grewe opened the public hearing for comments on the Draft Perry County Comprehensive Plan.

Following Mr. Grewe's presentation, the following comments were shared:

Randy Kleaving – The process for developing the comprehensive plan helped to highlight the positive qualities of Perry County, including the Hoosier National Forest and all the other amenities that make Perry County a great place to raise a family. He also noted that while we push to attract families, Perry County has realized a considerable number of persons moving to the county to retire.

Adam Tempel – Noted the considerable number of projects and inquired about how so many projects could be funded. Mr. Grewe noted that projects can be pursued over time and that referencing projects in the comprehensive plan can help with pursuing grant funds and related funding resources.

Tom Hauser – Noted the importance of current and future planning efforts to be aligned and heading in the same direction. Coordination will aid in the pursuit of funding and resources to accomplish the projects outlined in the comprehensive plan.

Robert J. Harding – Indicated that the projects and initiatives outlined in the comprehensive plan could help to attract investors to Perry County.

Adam Tempel – Noted that the Archery Club at Branchville shoot monthly and persons attending the shoots from out of the area comment on how beautiful Perry County is. He further noted that many Perry County residents have lived here for so long that they may take it for granted and don't appreciate the ability of Perry County's scenery to attract others.

Randy Kleaving – Indicated that too often Perry County does not fully appreciate and realize the resources we have.

Tom Hauser – Noted that he did not recognize Troy, Indiana from an aerial photo as another example of not appreciating the scenic attributes of Perry County.

Adam Tempel – Indicated the number of doctors and other professionals that enjoy hunting in Perry County and noted how much they value these unique outdoor experiences.

Teresa Kanneberg – Asked if the Steering Committee will continue to meet. Following discussion with others, there was agreement that the County Commissioners could frame initial implementation ideas at their July 6 Perry County Commissioners regular meeting.

There being no further comments, Robert J. Harding closed the public hearing at 6:40 PM.

Following the public hearing, the Perry County Plan Commission considered approval of a RESOLUTION OF THE PLAN COMMISSION ADOPTING THE COMPREHENSIVE PLAN. Pat Tempel made a motion to adopt the resolution. Randy Kleaving seconded. All were in favor.

With no further business, Robert J. Harding adjourned the Perry County Plan Commission meeting at 6:50 PM.

Respectfully submitted with authorization of Perry County:



Bob Grewe, AICP

Manager, Community Development Services

Lochmueller Group



APPENDIX G: COUNTY COMMISSION ADOPTION



RESOLUTION NO. *R-C-15-2*

RESOLUTION ADOPTING THE PERRY COUNTY COMPREHENSIVE PLAN 2015

A RESOLUTION OF THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA
ADOPTING THE COMPREHENSIVE PLAN 2015 FOR PERRY COUNTY, INDIANA

WHEREAS, the Perry County Commissioners have identified adequate reasons to prepare a Comprehensive Plan, and

WHEREAS, the Perry County Commissioners have engaged Lochmueller Group to define and describe the issues, advise the County of its options, and make recommendations to address these issues in the near future, and

WHEREAS, the Perry County Commissioners have reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied; and

WHEREAS, the Perry County Plan Commission, did on June 9, 2015 hold a legally advertised public hearing to obtain comments on the Perry County Comprehensive Plan 2015; and

WHEREAS, Perry County will receive bound copies and an electronic pdf copy of the Perry County Comprehensive Plan 2015 for its records and will keep them on file in the County offices for future reference.

NOW THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA that the Perry County Comprehensive Plan 2015 as approved by the Perry County Plan Commission and as presented to this body is hereby approved.

DULY ADOPTED BY THE COUNTY COMMISSIONERS OF PERRY COUNTY, INDIANA,
ON THIS THE 6th DAY OF July 2015.

Roy Kleaving
Bill Amos
Larry R. Jones

Attest:

Pamela L. Doffinet



APPENDIX H: VACATION HOUSING ORDINANCE EXAMPLE



Asheville, NC Vacation Resort Housing Ordinance

ARTICLE XVI. USES BY RIGHT, SUBJECT TO SPECIAL REQUIREMENTS AND CONDITIONAL USES

(71) Vacation Resort Housing.

- a. Use districts: RS-2, RS-4, RS-8, RM-6, RM-8, RM-16
- b. The minimum lot or parcel area for development of vacation rentals shall be 30 acres.
- c. The maximum number of rental units shall be 25 units. In addition to the rental units, the development may include owner's residence, resident manager's quarters, office, storage and accessory buildings, and passive recreational facilities. Active recreational facilities (tennis courts, swimming pools, ball fields, and similar activities) shall not be permitted.
- d. Each rental unit must be a complete and independent dwelling unit as defined by the North Carolina Residential Building Code and include a kitchen, bathroom, and living and sleeping area.
- e. Each rental unit shall be setback at least 50 feet from front, side, and rear property lines.
- f. Each rental unit shall be a separate building with a minimum separation between buildings of 15 feet.
- g. The rental units must be clustered on one or more areas of the site.
- h. Each rental unit shall contain a minimum of 500 square feet and a maximum of 2,000 square feet of enclosed, heated space.
- i. A minimum of 50 percent of the site must be designated as open space and shall remain undisturbed except for walking/hiking trails. Landscaping, planting, and similar activities are permitted within the area designated as open space. Owners are encouraged to connect open space with the public greenway and open space systems and/or to provide easement for the public greenways within the development's open space area.
- j. For vacation rentals adjacent to the Blue Ridge Parkway, development of trails and other means of access onto the Blue Ridge Parkway shall be permitted only with written permission from the National Park Service.
- k. Services provided to the guests shall be limited to the cleaning of the rental units, the provision of clean linens, the provision of welcome baskets, and related services.
- l. Facilities and services provided by the development shall be for the use and enjoyment of the registered guests only.
- m. Maximum length of stay shall be 90 days.
- n. All units shall be accessed by a road which meets the standards established by the Standard Specifications and Details Manual of the city.
- o. The rental units shall be buffered from the adjacent residential uses with a minimum of an "A" buffer as described in section 7-11-3 of this chapter if existing vegetation is used for the buffer. If existing vegetation is absent or removed, a "B" buffer as described in section 7-11-3 of this chapter shall be required to buffer the rental units from adjacent residential uses.
- p. Tour buses are not permitted to enter the development.
- q. Parking shall be provided for the rental units as required by section 7-11-3 of this chapter. Large parking areas are discouraged; parking spaces are encouraged to be located near the rental units they serve in clusters of one to three spaces. Each cluster of parking spaces shall be screened with vegetation from adjacent residential uses.



**APPENDIX I:
HOME OCCUPATIONS
ORDINANCE EXAMPLE**



Example: Atlantic City, NJ:

§ 163-67. Home occupations.

A. Purpose. The regulations of this section dealing with home occupations are designed to protect and maintain the residential character of established neighborhoods while recognizing that certain professional and limited business activities have traditionally been carried on in the home. This section recognizes that, when properly limited and regulated, such activities can take place in a residential structure without changing the character of either the neighborhood or the structure.

B. Authorization. Except as otherwise expressly provided or limited in this section, any home occupation that is customarily incidental to the principal use of a building as a dwelling shall be permitted in any dwelling unit. Any question of whether a particular use is permitted as a home occupation by the provisions of this section shall be determined by the Land Use Administrator pursuant to his authority to interpret the provisions of this chapter.

C. Definition. A "home occupation" is a business, profession, occupation or trade conducted for gain or support entirely within a residential building or a structure accessory thereto, which is incidental and secondary to the use of such building for dwelling purposes and which does not change the essential residential character of such building.

D. Certificate of land use compliance required. No home occupation shall be established or maintained unless a certificate of land use compliance evidencing the compliance of such home occupation with the provisions of this section and other applicable provisions of this chapter shall have first been issued in accordance with Part 6, Article XXXVI, of this chapter.

E. Use limitations. In addition to all of the use limitations applicable in the district in which it is located, no home occupation shall be permitted unless it complies with the following restrictions:

- (1) Not more than one (1) person who is not a resident on the premises shall be employed, and then only as a clerical assistant.*
- (2) No more than twenty-five percent (25%) or four hundred (400) square feet of the floor area of the dwelling unit, whichever is less, shall be devoted to the home occupation.*
- (3) No alteration of the principal residential building shall be made which changes the character and appearance thereof as a dwelling.*
- (4) No stock-in-trade shall be displayed or sold on the premises.*
- (5) The home occupation shall be conducted entirely within the principal dwelling unit or in a permitted private garage accessory thereto, and in no event shall such use be apparent from any public way.*
- (6) There shall be no outdoor storage of equipment or materials used in the home occupation.*
- (7) Not more than one (1) vehicle used in commerce shall be permitted in connection with any home occupation, and any such vehicle shall be stored in an enclosed garage at all times.*
- (8) No mechanical, electrical or other equipment which produces noise, electrical or magnetic interference, vibration, heat, glare or other nuisance outside the residential or accessory structure shall be used.*

(9) No home occupation shall be permitted which is noxious, offensive or hazardous by reason of vehicular traffic, generation or emission of noise, vibration, smoke, dust or other particulate matter, odorous matter, heat, humidity, glare, refuse, radiation or other objectionable emissions.

(10) No sign, other than one (1) unlighted sign not over one (1) square foot in area attached flat against the dwelling and displaying only the occupant's name and occupation, shall advertise the presence or conduct of the home occupation.

F. Particular home occupations permitted. Except as provided in Subsection G below, customary home occupations include all occupations which meet the purposes, standards and requirements of Subsections A through E of this section and, in particular, include, but are not necessarily limited to, the following list of examples:

- (1) Providing instruction to not more than two (2) students at a time, except for occasional groups.*
- (2) Day care of not more than six (6) nonresident children.*
- (3) Office facilities for accountants, architects, brokers, engineers, lawyers, insurance agents, realtors and members of similar professions.*
- (4) Consultation or emergency treatment by a doctor or a dentist, but not the general practice of his profession.*
- (5) Office facilities for ministers, priests and rabbis.*
- (6) Office facilities for salesmen, sales representatives and manufacturer's representatives when no retail or wholesale sales are made or transacted on the premises.*
- (7) Studio of an artist, photographer, craftsman, writer, composer or similar person.*
- (8) Shop of a beautician, barber, hair stylist, dressmaker, tailor or similar person.*
- (9) Homebound employment of a physically, mentally or emotionally handicapped person who is unable to work away from home by reason of his disability.*
- (10) The lettering for hire by a resident owner of rooming units for residential use for a total of not more than two (2) persons.*

Particular occupations prohibited. Permitted home occupations shall not, in any event, be deemed to include:

- (1) Nursing homes.*
- (2) Funeral homes, mortuaries and embalming establishments.*
- (3) Restaurants.*
- (4) Stables, kennels or veterinary hospitals.*
- (5) Tourist homes or the letting of more than two (2) rooming units.*
- (6) Clinics, hospitals or the general practice of medicine or dentistry.*

- (7) Clubs, including fraternities and sororities.*
- (8) Instruction of more than two (2) students at a time except for occasional groups.*
- (9) Day care for more than six (6) nonresident children.*
- (10) Retail or wholesale businesses of any kind involving transactions on the premises.*

Example: Marshall, PA

Chapter 208
ARTICLE XXVI
Home Occupations
§ 208-205. General requirements; restrictions.

The township shall have the right to inspect the home occupation and determine if the occupation is adhering to the requirements thereof. The home occupation shall meet the following requirements:

A. All proposed home occupation uses, including the expansion or replacement of an existing use or structure, shall conform to the performance standards below, as well as all other applicable laws and regulations of the county, state and federal government.

- (1) The home occupation and its associated structures shall conform to all applicable standards for the zoning district.*
- (2) Home occupations shall be conducted entirely within the residence or within an accessory structure. The area used for the home occupation shall not exceed twenty-five percent (25%) of the gross floor area of the residence.*
- (3) The home occupation shall in no way cause the residential appearance or character of the premises to differ from the surrounding residential area. Home occupations shall not be conducted in such a manner as to produce noise, dust, vibration, glare, smoke or smell, electrical interference, fire hazard, traffic or any other nuisance not typically experienced in the zoning district where the property is located.*
- (4) No use shall require internal or external construction features or the use of electrical, mechanical or other equipment that would change the fire rating of the structure or in any way significantly increase the fire danger to neighboring structures or residences.*
- (5) No outside storage of material, goods, supplies or equipment related to the operation of the home occupation shall be allowed.*
- (6) Merchandise shall be limited only to products manufactured or substantially altered on the premises or to incidental supplies necessary for the conduct of home occupation. Items shall not be purchased off-site for resale.*
- (7) To the extent that there is any sale of any item related to a home occupation, delivery of that item to the buyer should occur off the premises.*
- (8) The home occupation shall not employ more than one (1) nonresident employee.*

(9) Any need for parking generated by the home occupation shall be off-street and in the side or rear yard of the structure. The Zoning Officer shall determine the number of parking spaces required based on the parking provisions of this chapter.

(10) No commercial vehicle shall be used in connection with the home occupation for delivery of goods to or from the premises, nor parked on the property. This provision does not preclude the delivery of mail or packages by the Postal Service or by private or public shipping and courier services. Home occupations shall not generate more than an average of one (1) truck delivery per day.

(11) No more than one (1) home occupation per residence shall be allowed and it must be conducted by the occupant.

(12) Home occupations that attract customers, clients or students to the premises shall not be allowed in multifamily dwelling units.

B. The following uses are not appropriate as home occupations and are not permitted:

- (1) Vehicle or boat repair or painting.*
- (2) Construction equipment or materials storage.*
- (3) Equipment or vehicle rental.*
- (4) Furniture sales.*
- (5) Funeral director, mortuary or undertaker.*
- (6) Glazier's or painter's shop.*
- (7) Heating, plumbing or air-conditioning services.*
- (8) Laboratory or taxidermy shop.*
- (9) Medical or dental clinic.*
- (10) Private club.*
- (11) Restaurant.*

The following is a non-exhaustive list of uses which may be conducted as home occupations within the limits established in this section, however, uses not listed below require a specific letter of confirmation from the Zoning Officer.

- (1) Art, handicraft, music, writing, photography or similar studios.*
- (2) Direct sale product distribution (Amway, Avon, Tupperware, etc.).*
- (3) Dressmaker, seamstress, tailor.*
- (4) Hair cutting and styling.*
- (5) Home typing or computing services.*
- (6) Mail-order sales.*

(7) Nonprincipal offices of physician, dentist, veterinarian, insurance agent, real estate or similar professions which typically serves several clients on a daily basis.

(8) Offices of accountant, architect, engineer, surveyor, land planner, lawyer, income tax preparer, minister, priest, rabbi, member of a religious order, psychotherapist, counselor, personal consultant, tradesman or similar professional which typically serves several clients on a daily basis.

(9) Repair of small appliances, small engines and limited machining of small parts, office machines, cameras and similar small items.

(10) Sale of produce and seasonal trees (roadside stands subject to further provisions).

(11) Telephone sales and order-taking.

(12) Tutor.

(13) Day care, subject to Pennsylvania Department of Public Welfare guidelines.

Example: Penn Yan, NY:

§ 202-56. Home occupation. [Amended 7-16-1996 by L.L. No. 4-1996]

A home occupation, as defined in this chapter, may be permitted, provided that such use is not specifically prohibited. Such use shall conform to the following standards, which shall be minimum requirements:

- A. No more than twenty-five percent (25%) of the total floor area of a dwelling unit or five hundred (500) square feet, whichever is the lesser, may be used for such use.
- B. The use shall be carried on wholly within the enclosed walls of the dwelling unit or an accessory building.
- C. There shall be no external evidence of such use except for one (1) sign not exceeding two (2) square feet in area mounted flush with and on the front facade of the dwelling unit. No stock, merchandise, equipment or displays of any kind shall be visible outside the dwelling unit or accessory building.
- D. No external structural alterations which are not customary to a residential building shall be allowed.
- E. The use shall not result in or cause vehicular traffic that will create a nuisance to abutting properties or be detrimental to the residential character of the neighborhood.
- F. Use that involves primarily catalog sales or order processing and which does not involve volumes of stock or merchandise being distributed at the site may be deemed a home occupation, subject to the provisions hereof, provided that such use meets the intent of all standards set forth herein.

G. Any form of business, the primary function of which is the wholesale or retail sale of goods or articles at the premises, shall be deemed a commercial use.

The following uses and other uses similar in character shall not be considered to meet the intent of this section:

- (1) Vehicle engine repair.
- (2) Vehicle body work.
- (3) Veterinary hospital; kennel.
- (4) Bar and restaurant.
- (5) Any use that is not permitted in a Type 5 (wood frame) building construction under the New York State Uniform Fire Prevention and Building Code.

Example: Millinocket, MA:

~125-54. Home occupations. [Amended 8-4-1994 by Ord. No. 4-94]

Purposes. The purposes of these home occupation provisions are in recognition of:

- (1) The need to protect market value of existing residential properties;
- (2) The need to guarantee existing residential property owners freedom from excessive noise, excessive traffic, nuisance, fire hazard and other possible adverse effects from commercial-type activities being conducted in residential areas;
- (3) The need of some citizens to use their place of residence for limited commercial type activities to produce or supplement personal or family income;
- (4) The fact that certain limited home occupational uses can be useful to both the community as well as the residential-proprietor;
- (5) The fact that the nature of the investment or operation of some activities have a pronounced tendency once started to rapidly increase beyond the limits permitted and thereby impair the use and value of residentially zoned areas for residential purposes; and
- (6) The town's obligation to protect the integrity of its residential areas from activities which detract from the residential character of a neighborhood and infringe upon the rights of neighborhood residents.

A. General limitations. Uses permitted as home occupations shall be limited as follows:

- (1) Uses that are limited in extent;
- (2) Uses that are clearly incidental and subordinate to the use of the premises for residential purposes;
- (3) Uses that do not substantially change the appearance or condition of the residence or accessory structure;

- (4) Uses that are compatible with neighboring residential uses; and*
- (5) Do not detract from the residential character of the neighborhood.*

B. Definitions. As used in this section, the following terms shall have the meanings indicated:

HOME OCCUPATION — Any use of a legally existing residential property which is consistent with the limitations established in Subsection B above and which is in compliance with the performance standards established in Subsection D below. Uses which are not consistent with the limitations established in Subsection B above and/or which are not in compliance with the performance standards established in Subsection D below shall not be registered as a home occupation or be issued a permit as a home occupation. Such activities shall be considered by definition either a conforming or a nonconforming commercial activity.

C. Performance standards. In any legally existing dwelling unit or accessory structure, home occupations may be conducted, provided that they are in compliance with the applicable requirements of Article VIII and the following performance standards:

- (1) Number allowed per residential unit. The total number of home occupations conducted within a dwelling unit is not limited, except that the cumulative impact of all home occupations conducted within the dwelling unit or on the premises thereof shall not be greater than the impact of one (1) home occupation.*
- (2) Appearance. In no way shall the appearance of the residential structure or the premises be altered by a home occupation, and in no way shall the home occupation be conducted such that the structure or premises differs from its residential character by the use of colors, materials, premises layout, construction or lighting.*
- (3) Garage sales and yard sales. Home occupations do not include garage sales and yard sales.*
- (4) Home occupations involving classes or instruction. If the home occupation is the type in which classes or instruction is given, there shall be no more than four (4) students or pupils in the dwelling unit or on the premises at any one (1) time, provided that the Planning Board may grant specific conditional approval of a reasonable number of additional students if it is found that the additional students will not generate additional motor vehicle traffic. This requirement limiting class size shall not be construed to prohibit occasional exceptions for events such as recitals, demonstrations and other similar gatherings.*
- (5) Retail sales limited. Retail sales, on premises, shall be prohibited except for the retail sales of merchandise, products, supplies or goods produced or fabricated on the premises as a result of the home occupation, provided that incidental retail sales may be made in connection with other permitted home occupations. (Examples: a single-chair beauty parlor would be allowed to sell combs, hair spray and other miscellaneous items to customers. A dressmaker would be permitted to sell only clothing produced or fabricated on site and would not be allowed to purchase stocks of dresses for sale to the general public on-site.)*
- (6) Number of employees.*
 - (a) Not more than one (1) person other than members of the immediate family permanently residing on the premises shall be employed, on a full-time or part-time basis, in the home occupation, except that*

the Planning Board may grant specific conditional approval of up to two (2) additional persons to be employed on a part-time basis for periods not to exceed three (3) months if it is found that the additional persons will not generate additional motor vehicle traffic.

(b) Persons engaged in building trades or similar fields, using their dwelling units or residential premises as an office for business activities carried on off the premises, may have more employees if they are not employed on the premises.

(7) Space/floor area devoted to home occupation. A home occupation shall be conducted only within the dwelling unit or an accessory building and shall not occupy more than fifty percent (50%) of the combined total floor area of the dwelling unit and accessory buildings on the premises, excluding any unenclosed areas such as decks and open porches, etc.

(8) Outdoor display and storage. There shall be no outside operations, storage or display of products, materials, goods, supplies or equipment associated with the home occupation without the specific conditional approval of the Planning Board based upon a determination that such out-of-doors operation can be accomplished without adverse impact to adjoining properties and the traveling public, except that samples of goods sold or job-related materials may be carried in vehicles used for business purposes.

(9) Off-street parking. The home occupation shall not require more than two (2) on-street parking spaces, for clients or customers, in addition to the off-street parking spaces available to the residence. The two (2) on-street spaces shall be limited to parking within the street frontage of the residence.

(10) Home deliveries.

(a) Home occupations shall not involve the use or storage of tractor trailers, semi-trucks or heavy equipment such as fuel trucks, logging or construction trucks or equipment.

(b) Deliveries shall not exceed those normally and reasonably occurring from a residence and shall not include more than an average of four (4) deliveries of products or materials per day.

(c) At any one (1) time only one (1) commercial vehicle associated with the activities of the home occupation may be parked on-street near the premises for more than one (1) consecutive hour.

(11) Signs.

(a) There shall be no signs related to the home occupation present on the property, except one (1) flush-mounted wall sign, not over three (3) square feet in area, indicating only the address and occupant's name and occupation.

(b) The Planning Board may grant specific conditional approval of larger signs and non-flush-mounted signs upon a determination that a sign would not detract from the essential residential appearance of the particular dwelling and is consistent with the character of the zone in which it is located.

(c) Flush-mounted wall signs in existence prior to January 1, 1993, shall be considered as a legally existing nonconforming sign and shall not be used as a basis for not registering a use as a home occupation.

(12) Adverse impacts.

(a) A home occupation shall not be permitted to produce any offensive noise, vibration, smoke, electrical interference, dust, odors or heat. Any noise, vibration, smoke, electrical interference, dust, odors or heat detectable beyond the property lines shall constitute a violation of the terms of this provision.

(b) Home occupations which will constitute a fire hazard to neighboring residences, will adversely affect neighboring property values or will constitute a nuisance or otherwise be detrimental to the neighbors because of excessive traffic, excessive noise, odors or other circumstances shall not be approved.

(13) Hours of operation. In no case shall a home occupation be open to the public at times earlier than 8:00 a.m. nor later than 9:00 p.m.

D. Administrative procedures.

(1) Registration required. All home occupations established, operated or maintained in the Town of Millinocket are required to register with the Code Enforcement Officer, as follows:

(a) Existing home occupations. Within six (6) months of the effective date of this provision all existing home occupations are required to register.

(b) Registration forms. Applications to register a home occupation shall be on forms provided by the Code Enforcement Officer.

(c) Registration limited. Uses which do not meet the definition of a home occupation, as provided in Subsection C above, shall not be registered as a home occupation.

(d) Failure to register. A failure to register as required in Subsection E(1)(a) above shall be deemed abandonment of any right to operate a nonconforming home occupation regardless of actual intent. Thereafter, that home occupation will be required to obtain a permit and treated as though it were a new home occupation.

(2) Permits required. Prior to the establishment of a new home occupation after the effective date of this provision, the owner of the residential property shall apply for a permit from the Code Enforcement Officer pursuant to § 125-93F.

(a) Application forms. Applications for a home occupation permit shall be on forms provided by the Code Enforcement Officer.

(b) Permits limited. Permits for home occupations are limited as follows:

[1] Permits for home occupations shall be granted to a designated person who resides at the residential address.

[2] Permits for home occupations are not transferable from person to person or from address to address.

[3] Should a home occupation permit holder die or move to a new location, the existing permit shall be automatically terminated, except that, in the case of death, the surviving spouse or child residing at the same address may continue the permit upon notice to and written authorization from the Code Enforcement Officer.

[4] In cases where an application is considered not to be in compliance with the home occupation performance standards, the application will be denied.

(c) Revocation of a permit. The Code Enforcement Officer may revoke any home occupation permit for noncompliance with the criteria set forth in this Part 2. If the permit is revoked, such home occupation use shall be terminated.

(d) Compliance with other applicable statutes and standards. Home occupations shall comply with all local, state or federal regulations pertinent to the activity pursued, and the requirements of or permission granted by this section shall not be construed as an exemption from such regulations.

(e) Inspections.

[1] Initial inspection. The premises to be used for a home occupation shall be inspected by the Code Enforcement Officer prior to any approval or registration of a home occupation permit.

[2] Compliance inspections. Home occupation applicants shall permit a reasonable inspection of the premises by the Code Enforcement Officer or designee to determine compliance with this Part 2.



**APPENDIX J:
HIGHWAY CORRIDOR
OVERLAY EXAMPLE**



Henry County, Indiana Zoning Ordinance

SECTION 16.0 ZONING: CORRIDOR OVERLAY DISTRICT

16.1 PURPOSE, INTENT, AUTHORITY AND APPLICATION

A. Purpose

It is the purpose of this Section to establish standards for the design of sites, buildings, structures, plantings, signs, street hardware and such other improvements that are visible to the public and affect the physical development of land within the Corridor Overlay District.

B. Intent

These standards are intended to promote high quality, creative development that will combine imagination, innovation and variety in the appearance of buildings and sites in the Corridor Overlay District. These standards are further intended to preserve and enhance property values and to promote the public health, safety and welfare by providing for consistent and coordinated treatment of the property encompassed by the Corridor Overlay District.

C. Significance

The significant corridor serves as the primary entrance to the City of New Castle and is expected to experience increasing pressure for commercial development in the future. Future development of this highly visible corridor will dramatically change the image of the County. The visibility and accessibility of the land within the Corridor Overlay District command the highest standards of development that stimulate substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs and preserve the integrity of the roadways within the corridor.

D. Application

This Ordinance shall apply to all development in the Corridor Overlay District, excluding one- (1-) family residential and agricultural structures, projects or Developments. Zoning Henry County Development Code Title 1, Page 126

16.2 PLANNING COMMISSION APPROVAL

A. Approval by the Planning Commission or its duly appointed or designated representative shall be required for any proposed Development Plan or structure or structural alteration within the Corridor Overlay District. Planning Commission approval of the architectural design, landscaping, drainage, sewerage, parking, signage, lighting and access to the property shall be necessary prior to:

1. The establishment of any use of the land in the Corridor Overlay District;
2. The issuance of any improvement location permit in the Corridor Overlay District;
3. The erection, construction or structural alteration of any building(s) in the Corridor Overlay District; or
4. Modification or revision of any Site Development Plan in the Corridor Overlay District.

B. The Planning Commission, in reviewing applications in the Corridor Overlay District, shall examine factors concerning the site, Site Plan and the surrounding area, which include, but are not limited to, the following items:

1. Topography;
2. Zoning on site;
3. Surrounding zoning and existing land use;
4. Roads, streets, curbs, gutters and sidewalks;
5. Access to public roads or streets;
6. Driveway and curb cut locations in relation to other sites;
7. General vehicular and pedestrian traffic;
8. Internal site circulation;
9. Special and general easements for public or private use;
10. On-site and off-site surface and subsurface storm and water drainage;
11. On-site and off-site utilities;
12. The means and impact of sanitary sewage disposal and water supply technique;
13. Dedication of roads, streets and rights-of-way;
14. Proposed protective restrictions or covenants and/or recorded commitments;

15. Provisions for adequate and acceptable setbacks, lighting, signage, screening, landscaping and compatibility with existing platted residential uses; and
16. Any effects the proposed project might have on the entire Corridor Overlay District. Henry County Development Code Zoning Title 1, Page 127

16.3 BUILDING DESIGN STANDARDS

A. General Standards

1. All structures will be evaluated on the overall appearance of the project and shall be judged on the quality of their design and their relationship to the surrounding area.
2. The quality of design goes beyond the materials of construction to include scale, mass, color, proportion and compatibility with adjoining developments.
3. Colors shall be harmonious and only the use of compatible accents shall be permitted.
4. Building components, such as windows, doors, eaves and parapets, shall have good proportions and relationships to one another.
5. In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.
6. Monotony of design in single- or multiple-building projects shall be avoided. Variation of detail, form and siting shall be used to provide visual interest. In multiple building projects, variable siting of individual buildings may be used to prevent a monotonous appearance.

B. Architectural Design Requirements

1. Exterior metal walls shall be prohibited on all buildings erected, constructed, altered, repaired or used in these Corridor Overlay District that abut or are adjacent to significant corridors. Exceptions to this requirement may be permitted on a case-by-case basis by the Planning Commission or its duly appointed or designated representative.
2. Building facades may be constructed from masonry or glass, as defined below, or other materials or products that provide the same desired stability and quality. Products other than those listed below must be approved by the Planning Commission or its duly appointed or designated representative.

a. Masonry construction shall be of the types composed of solid, cavity, faced or veneered-wall construction, unless otherwise approved by the Planning Commission or its duly appointed or designated representative.

(1) Stone material used for masonry construction may be composed of granite, sandstone, slate, limestone, marble or other hard and durable all-weather stone.

Ashlar, cut stone and dimension stone construction techniques are acceptable.

(2) Brick material used for masonry construction shall be composed of hard-fired (kiln-fired), all-weather, standard size brick or other all-weather facing brick.

(3) Concrete finish or precast concrete panel (tilt wall) construction shall be exposed aggregate, bush-hammered, sand blasted or other concrete finish as approved by the Planning Commission or its duly appointed or designated representative.

b. Glass walls shall include glass curtain walls or glass block construction. "Glass curtain wall" shall be defined as an exterior wall that carries no floor or roof loads and that may consist of a combination of metal, glass and other surfacing material supported in a metal framework.

Zoning Henry County Development Code Title 1, Page 128

3. The materials and finishes of exposed roofs shall compliment those used for the exterior walls. Exposed roofs shall be defined as those portions a roof visible from five (5) feet above ground level of a corridor trafficway.

4. Roof-mounted equipment on exposed roofs shall be screened from view. The appearance of roof screens shall be coordinated with the building to maintain a unified appearance.

5. All building mechanical and electrical equipment located adjacent to the building and visible from a public trafficway or a residentially zoned or used area shall be screened from view. Such screens and enclosures shall be treated as integral elements of the building's appearance.

6. The exposed walls and roofs of buildings shall be maintained in a clean, orderly and attractive condition, free of cracks, dents, punctures, breakage and other forms of visible marring. Materials that become excessively faded, chalked or otherwise deteriorated shall be refinished, repainted or replaced.

7. Refuse and waste removal areas, loading berths, service yards, storage yards and exterior work areas shall be screened from view from public ways.

8. All accessory buildings shall be constructed with materials that are similar to and compatible with materials used in the principal structure.

C. Relationship of Buildings to Site

1. The site shall be planned to accomplish a desirable transition from the streetscape and to provide for adequate planting, safe pedestrian movement and parking area.

2. Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.

3. Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms or other innovative means so as to attractively landscape and/or screen parking areas from view from public ways.

4. Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.

5. Newly installed utility services and service revisions necessitated by exterior alterations shall be underground.

D. Building Orientation

All structures shall be sited to front onto Corridor Trafficways (as herein defined) or give the appearance of a front-like facade on Corridor Trafficways.

E. Minimum Building Height

All uses shall have a minimum building height of fourteen (14) feet with a minimum of seven (7) feet to the lowest eaves for a building with a gable, hip or gambrel roof.

Henry County Development Code Zoning

Title 1, Page 129

F. Minimum Gross Floor Area

All non-residential buildings shall have a minimum of two thousand (2,000) square feet of floor area, excluding the floor area of any basement or any accessory building(s). Exceptions to this requirement may be made on a case-by-case basis by the Planning Commission or its duly appointed or designated representative. Accessory buildings shall not be used in the computation of floor area. Accessory buildings need not meet the minimum floor area requirement.

16.4 SIGNAGE STANDARDS

A. Signage shall be designed to be an integral part of the architectural and landscaping plans. The colors, materials and styles of signage shall be architecturally compatible with and accentuate the buildings and landscaping on the site. The colors, materials and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.

B. All signs, except private traffic direction signs, are prohibited in the required greenbelt areas.

C. Private traffic direction signs and pavement markings for the direction and control of traffic into, out of and within the site shall conform to the Manual on Uniform Traffic Control Devices as published by the Indiana Department of Highways.

D. The integration of project signage to identify multiple businesses is encouraged.

E. Off-premises signage shall be prohibited in the Corridor Overlay District.

F. All on-premises signage shall conform to the standards and requirements of the underlying zoning districts except that individual pole signs shall not be permitted in the Corridor Overlay District.

1. There shall be a minimum spacing of two hundred (200) feet between ground signs located along significant corridors.

2. In no instance shall pole signs for multiple businesses, strip commercial centers or strip business centers exceed two hundred (200) square feet of copy area.

G. Every sign shall have good scale and proportion in its design and in its visual relationship to

buildings and surroundings.

H. The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

I. Each sign shall be compatible with the signs on adjoining premises and shall not compete for attention.

J. Identification signs of standardized design such as corporation logos shall conform to the criteria of all other signs.

K. No portable or flashing signs shall be permitted in the Corridor Overlay District.

16.5 PARKING REQUIREMENTS

Efforts to break up large expanses of pavement are to be encouraged by the interspersing of appropriate planting areas wherever possible. The number of parking spaces required is as Zoning Henry County Development Code

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established in Section 11.6 of this Ordinance, depending upon the zoning and the intended land use.

16.6 LIGHTING REQUIREMENTS

A. In reviewing the Lighting Plan for a lot proposed to be developed in the Corridor Overlay District, factors to be considered by the Planning Commission shall include, but are not limited to, the following:

1. Safety provided by the lighting;

2. Security provided by the lighting;

3. Possible light spillage or glare onto adjoining properties or roads or streets. Downshielding is encouraged and spillage or glare onto adjoining properties is prohibited;

4. Attractiveness of the lighting standards and their compatibility with the overall treatment of the property;

5. Height and placement of lighting standards considering the use; and

B. Exterior lighting, when used, shall enhance the building design and the adjoining landscape.

1. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas.

2. Lighting shall be restrained in design and excessive brightness avoided.

16.7 ACCESS TO INDIVIDUAL SITES

The Corridor Trafficways, by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the Corridor Overlay District.

Therefore, in order to provide safe and sufficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor's primary thoroughfares, in many cases frontage roads, access roads and distributor roads will have to be built.

Such roads shall be coordinated with those of contiguous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridors shall be coordinated with existing access points whenever possible. The following curb cut policy shall apply throughout the Corridor Overlay District:

Curb cuts shall be spaced a minimum of four hundred (400) feet apart. No curb cuts shall be located within two hundred (200) feet of any intersection of public roads or streets. Opposing curb cuts shall align squarely or be offset a minimum of two hundred (200) feet.

16.8 ACCESS TO POTENTIAL DEVELOPMENT SITES

Stub roads or streets shall be built in all cases where adjacent lots have reasonable potential for development. Reasonable potential shall include any adjacent parcel of adequate size for Henry County Development Code Zoning

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commercial or residential development or any adjacent parcels determined by the Planning Commission or its duly appointed or designated representative.

16.9 OTHER STANDARDS

A. Outside Storage Prohibited

No outside, unenclosed storage of refuse or recyclable material (whether or not in containers) or display of merchandise shall be permitted on any lot. All refuse or recyclable material shall

be contained completely within the principal or accessory building(s) or screened from view by an appropriate enclosure. Exceptions to this requirement may be made on a case-by-case basis by the Planning Commission or its duly appointed or designated representative.

B. Loading Berth Requirements

Loading berth requirements shall be as specified in the underlying Zoning District(s), except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.

C. Accessory Buildings and Uses

All accessory buildings and uses that are permitted in the underlying zoning district(s) shall be permitted within the Corridor Overlay District, except that any detached accessory building(s) on any lot shall be architecturally compatible with the principal building(s) with which it is associated. All accessory buildings shall have roofs.

D. Paving Requirements

All parking areas shall be finished with a hard surface such as hot asphaltic concrete or Portland cement concrete.

Source:

http://www.henryco.net/attachments/050_D_Title%201%20Zoning.pdf



**APPENDIX K:
INTERSTATE
OVERLAY EXAMPLE**





I-65 OVERLAY ZONE REGULATIONS

A PART OF THE
CITY OF GREENWOOD
MUNICIPAL CODE

CHAPTER 10. ZONING, PLANNING AND DEVELOPMENT

ARTICLE 6. SUPPLEMENTARY DISTRICT REGULATIONS
SEC. 10-101 Corridor Overlay Zone District

PROVIDED BY:

CITY OF GREENWOOD
DEPARTMENT OF COMMUNITY DEVELOPMENT SERVICES
PLANNING DIVISION
225 S EMERSON AVE, STE C
GREENWOOD, IN 46143
(317) 881-8698
FAX (317) 887-5616

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6.16.03 Permit Application/License Verification.

Any person (as defined in Article 15, Section 1. C) filing an "Application for Occupancy Permit, Change of Use Permit, and Improvement Location Permit" shall file at the time of application a copy of the approved state license for such a group home. A valid state license must be obtained prior to improvement location permit approval. An applicant shall disclose whether or not license revocation proceedings are pending.

6.16.04 Neighborhood Compatibility.

A new structure proposed to be constructed and used as such a group home facility shall be compatible with the existing neighborhood with regard to architectural style, exterior building materials, and landscaping.

6.16.05 Change of Use of Existing Structure.

A "Change of Use Permit" must be obtained prior to occupancy of an existing dwelling by such a group home. An existing dwelling cannot be modified or altered so as to be incompatible with the existing neighborhood with regard to architectural style, exterior building materials, and landscaping. All other requirements are the same as those set in this Section for constructing a new group home facility. (Ord. No. 87-43, § 1, 8-3-87)

Sec. 10-101 Corridor Overlay Zone District.

6.17.01 Purpose, Intent, and authority.

It is the purpose of this Section to establish standards for those items that affect the physical development of land within the I-65 Corridor Overlay Zone. Pertinent to appearance is the design of the site, building and structure, plantings, signs, street hardware, and other miscellaneous objects that are observed by the public. These standards are not intended to restrict imagination, innovation, or variety, but rather to assist in focusing on design principles, which can result in creative solutions that will develop a satisfactory visual appearance within the overlay zone, preserve property values, and promote the public health, safety and welfare by providing for consistent, and coordinated treatment of the properties bordering portions of Emerson Avenue, Arlington Avenue (Graham Rd.) and Interstate Highway I-65 in the City of Greenwood and Pleasant Township, Johnson County, Indiana. The Plan Commission, in establishing this zone is relying on *I.C., 36-7-4-201 et seq.* and *I.C., 36-7-4-601 et seq.*

Interstate Highway I-65 is a limited access interstate highway which is flanked on the east and west sides by parallel streets, Emerson Avenue and Arlington Avenue. These streets, combined with Main St. and County Line Rd., form an important entrance corridor to Greenwood and Johnson County and shall be designated as Corridor Streets for the purposes of the I-65 Corridor Overlay Zone Ordinance. For the motoring public traveling northward this corridor is the entry way to the Indianapolis metropolitan area. For those traveling southward it is the gateway to southern Indiana. (Ord. No. 06-24, § 2, 9-18-06)

The visibility and accessibility of the land within this corridor is unique, and the land is in relatively large ownership tracts, and therefore commands the highest standards of development which stimulate

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substantial capital investments, encourage efficient land use, promote coordinated development, permit innovative site designs, establish development standards, and preserve the integrity of the roadways within this corridor.

6.17.02 Corridor Overlay Zone Boundaries.

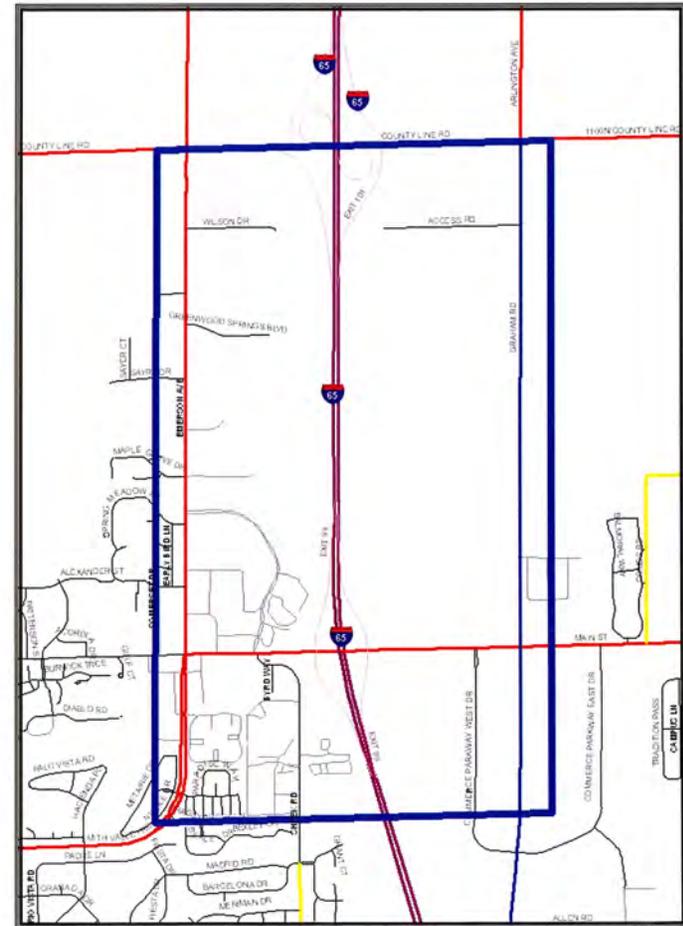
The boundaries of the I-65 Corridor Overlay Zone are hereby established and the Plan Commission is hereby authorized to show said boundaries on the official zoning map of the City of Greenwood.

The I-65 Corridor Overlay Zone includes an area rectangular in shape whose four (4) boundaries are described as:

- 1) **NORTHERN BOUNDARY**—the south right-of-way-line of County Line Rd. (Johnson/Marion County Line Rd.)
- 2) **SOUTHERN BOUNDARY**—the boundary line dividing survey Section 34, Twp. 14N, Range 4E and Section 3, Twp. 13N, Range 4E.
- 3) **EASTERN BOUNDARY**—a line parallel to and five hundred (500) feet east of the east boundary of Sections 27 and 34, Twp. 14N, Range 4E.
- 4) **WESTERN BOUNDARY**—a line parallel to and five hundred (500) feet west of the east boundary line of Sections 28 and 33, Twp. 14N, Range 4E.

See following map:

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6.17.03 Definitions Peculiar to the I-65 Corridor Overlay Zone.

SUBSECTION 6.17.03 DEFINITIONS PECULIAR TO THE I-65 CORRIDOR OVERLAY ZONE HAS BEEN REPEALED PER ORDINANCE NO. 02-10 PASSED ON MARCH 18, 2002 BY THE GREENWOOD COMMON COUNCIL. DEFINITIONS MAY NOW BE FOUND UNDER A NEW ARTICLE 22, SECTION 10-540.

(Ord. 02-10, §4, 3-18-02)

6.17.04 Plan Commission Approval.

Approval by the Plan Commission shall be required for any proposed or revised development plan or structure or structural alteration in the I-65 Corridor Overlay Zone. Plan Commission approval of the architectural design, landscaping, drainage, sewerage, parking, signage, lighting and access to the property shall be necessary prior to: (1) the establishment of any use of the land; (2) the issuance of any improvement location permit; (3) the erection, construction or structural alteration of any building(s) in the I-65 Corridor Overlay zone; or (4) modification or revision of any site development plan. The Plan Commission, in reviewing applications, shall examine factors concerning the site, site plan, and the surrounding area, which include but are not limited to the following items:

1. Topography;
2. Zoning on site;
3. Surrounding zoning and existing land use;

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4. Streets, curbs and gutters, and sidewalks;
5. Access to public streets;
6. Driveway and curb cut locations in relation to other sites;
7. General vehicular and pedestrian traffic;
8. Internal site circulation;
9. Special and general easements for public or private use;
10. On-site and off-site surface and sub-surface storm and water drainage;
11. On-site and off-site utilities;
12. The means and impact of sanitary sewage disposal and water supply technique;
13. Dedication of streets and rights-of-way;
14. Protective restrictions or covenants and/or recorded commitments;
15. Provision for adequate and acceptable setbacks, lighting, signage, screening, landscaping, and compatibility with existing platted residential uses; and
16. Effects any proposed project may have on the entire I-65 Overlay Zone.

6.17.05 Permitted Uses.

All uses which are permitted in the underlying zoning districts, except the uses expressly excluded by Section 6.16.07, shall be permitted in the I-65 Corridor Overlay Zone.

6.17.06 Special Uses.

All special uses which are permitted (upon obtaining special use authorization) in the underlying districts, except the uses expressly excluded by Section 6.16.07, shall be permitted in the I-65 Corridor Overlay Zone.

6.17.07 Excluded Uses.

1. I-1 INDUSTRIAL DISTRICTS.

The following uses shall be excluded from I-1 Industrial zoning districts within the I-65 Corridor Overlay Zone:

- auction house/lot
- automobile sales
- mobile homes sales
- truck/equipment sales
- farm implement sales
- auto and truck gasoline/service stations
- auto/truck garages or body shops
- vehicle/boat/tv storage
- auto parts/tire center
- boarding house
- billiard parlor
- laundry/dry cleaning
- retail department stores/shopping centers
- retail shops (except as accessory use to office bldg.)

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motor bus/rail passenger station
 photo pick-up station
 radio/television transmission receiving towers or antennas
 recreational vehicle sales
 sheet metal shop/fabricated metals
 repairs-welding, armature, re-winding
 churches, synagogues
 cemeteries, mausoleums
 funeral homes
 utility treatment/generative facilities (except industrial pre-treatment)
 children's home/group home (those protected under I.C., 6-13-21-12 and all other types of group homes)
 boat sales
 bowling alley
 carnivals, fairs, circus
 car wash
 cold storage locker
 meat locker/freezer
 fuel or ice sales
 grain elevator/feed/fertilizer
 junk yard/salvage yard
 landfill/refuse dump
 mineral extraction/barrow pit
 kennels/veterinary clinic
 mobile homes/mobile home parks
 outdoor theater/indoor cinema
 race track
 raising/breeding non-farm fowl/animals
 riding stables/boarding stables
 roadside sales/stands
 plant nurseries
 vineyards/orchards
 wildlife/nature preserves
 conservation district
 public swimming pools
 private camps or clubs
 strip shopping centers/large department stores
 receiving or transmission towers or antennas
 above-ground bulk storage tanks (except tanks for public or private water supply)
 public works facilities (equipment, maintenance, materials)
 forestry preserve
 fishing, hunting, trapping
 metal mining
 anthracite mining
 bituminous coal and liquite mining
 oil and gas extraction
 mining/quarrying non-metallic minerals

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building construction - general contractors
 construction other than buildings - heavy contractors
 rail switching/terminal services (engineer yards)
 rail - public depots
 nursing homes
 botanical/zoological gardens
 membership organizations
 outside storage or display of products, merchandise, or materials
 residential uses or structures
 restaurants which serve food or beverages directly to occupants of motor vehicles

2. C-1, C-2 C-3 COMMERCIAL DISTRICTS.

The following uses shall be excluded from C-1, C-2, and C-3 Commercial zoning districts within the I-65 Corridor Overlay Zone:

auction house/lot
 automotive repair and service (Ord. 07-50, §2, 1-21-08)
 automobile sales
 mobile home sales
 truck/equipment sales
 truck stops, wash or fuel stations that serve trucks in excess of 16,000lbs. (Ord. 07-31, §2, 9-17-07)
 truck garages, body shops, service and repair stations that serve trucks in excess of 16,000lbs. (Ord. 07-31, §2, 9-17-07)
 truck of trailer storage yards that store trucks in excess of 16,000lbs. (Ord. 07-31, §2, 9-17-07)
 farm implement sales
 children's home/group home (those protected under I.C., 16-13-21-12 and all other types of group homes)
 billiard parlor
 radio/television transmission tower
 recreational vehicle sales
 churches/synagogues
 cemeteries/mausoleums
 utility treatment/generative facilities
 boat sales
 carnivals, fairs, circus
 cold storage locker
 meat locker/freezer
 gas stations (Ord. 07-50, §2, 1-21-08)
 grain elevator/feed/fertilizer
 junk yard/salvage yard
 vehicle/boat/tv storage
 kennels/veterinary clinic
 public swimming pools
 private camps or clubs
 public works facilities (equipment, maintenance, materials)
 fishing, hunting, trapping
 construction other than buildings - heavy contractor
 construction - special trade contractors

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receiving or transmission towers or antennas
 above-ground bulk storage tanks
 one- or two-family dwellings
 multi-family dwellings (Ord. No. 99-17, § 1, 4-19-99)
 mobile homes/mobile home parks
 outdoor theater
 race track
 raising/breeding non-farm fowl/animals
 riding academies/boarding stables
 roadside sales/stands
 plant nurseries
 vineyards/orchards
 wildlife/nature preserves
 conservation district
 forestry preserve
 building construction - general contractor
 botanical/zooological gardens

3. R-3, R-4 MULTI-FAMILY DISTRICTS.

The following uses shall be excluded from R-3 and R-4 Multi-family Residential zoning districts within the I-65 Corridor Overlay Zone:

single-family dwelling subdivisions
 single-family dwellings-individually
 plant nurseries
 multi-family dwelling subdivisions or developments with a density less than ten (10) units per acre
 vineyards/orchards
 nature/wildlife preserves
 conservation district
 public swimming pools
 private clubs or camps
 cemeteries
 funeral homes
 boarding house
 temporary or seasonal uses (circuses, fairs, camps, etc.)
 children's home/group homes (those protected under I.C., 16-13-21-12 and 811 other types of group homes)
 riding academies/boarding stables
 agricultural - livestock
 agricultural elevator, feed mill/fertilizer, etc.
 agricultural - enclosed confined feeding
 agricultural - confined feed lot
 roadside produce stand
 veterinary clinic
 animal services
 kennels

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4. SF SUBURBAN FRINGE DISTRICTS.

The following uses shall be excluded from SF Suburban Fringe zoning districts within the I-65 Corridor Overlay Zone:

public swimming pools
 private clubs or camps
 cemeteries
 funeral homes
 boarding house
 temporary or seasonal uses (circus, fairs, camps, etc.)
 children's home/group homes (those protected under I.C., 16-13-21-12 and 811 other types of group homes)
 riding academies/boarding stables
 agricultural - livestock
 agricultural elevator, feed mill/fertilizer, etc.
 agricultural - enclosed confined feeding
 agricultural - confined feed lot
 roadside produce stand
 veterinary clinic
 animal services
 kennels

6.17.08 Reserved.

6.17.09 Accessory Buildings and Uses.

All accessory buildings and uses which are permitted in the underlying zoning district(s) shall be permitted within the I-65 Corridor Overlay Zone, except that any detached accessory building on any lot shall have on all sides the same architectural features or shall be architecturally compatible with the principal building(s) with which it is associated. All accessory buildings shall have a roof.

6.17.10 Minimum Lot Size.

All lots within the I-65 Corridor Overlay Zone shall contain a minimum area of five (5) acres (217,800 square feet). However, if a lot was recorded prior to the effective date of this Ordinance, and said lot does not contain the minimum area required by this Section, said lot ("undersized lot") may be used for any use permitted in the I-65 Corridor Overlay Zone provided that:

(a) at the time of recordation of the undersized lot or on the effective date of this Ordinance the undersized lot met the requirements for minimum lot size then in effect for a lot in the underlying zoning district(s);

(b) the owner of the undersized lot shall include, up to the minimum lot size, any adjoining vacant land (not separated by a street or public way) owned on or before the effective date or at the time of application which, if combined with the undersized lot, would create a lot which conforms to the minimum lot size requirements of this Section; and

(c) all other applicable regulations of the I-65 Corridor Overlay Zone can be met.

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6.17.11 *Exceptions to Minimum Lot Size.*

A. **COMMERCIAL OUTLOTS.**

Commercial outlots shall be permitted as part of a commercial/retail shopping project within an underlying C-1, C-2 or C-3 commercial zoning districts only (prohibited in all other districts within the overlay zone) provided that;

(a) the minimum size of an outlot shall be twenty thousand (20,000) square feet;

(b) the outlots shall be an integrated part of the commercial/retail project with respect to traffic circulation, development plan requirements, landscaping, architecture, and signage.

B. **MULTI-FAMILY RESIDENTIAL.**

Multi-family residential projects permitted in the underlying zoning districts shall have a minimum project area of fifteen (15) acres, excluding public street right-of-way. If applicable, individual lots within such a housing project shall conform to the requirements of the underlying zoning district.

6.17.12 *Maximum Building Height Requirements.*

Maximum building height shall be as specified in the underlying zoning district(s), except as follows:

(a) **C-1, C-2, C-3 DISTRICTS.** All uses, sixty (60) feet, except that the maximum height may not exceed fifty percent (50%) of the depth of the front yard. (For purposes of this computation only, where access to the lot is by a frontage road which is between the lot and the corridor street, the roadway width shall be added to the depth of the front yard.)

(b) **I-1 DISTRICT.** All uses, ninety (90) feet, except that the maximum height may not exceed the depth of the front yard. (For purposes of this computation only, where access to the lot is by a frontage road which is between the lot and the corridor street, the roadway width shall be added to the depth of the front yard.)

(c) **AIRPORT RESTRICTIONS.** The height of buildings or other structures shall be restricted based upon the proximity of the building or structure to Greenwood Municipal Airport. Height limitations established by either 14 *CFR* Part 77 (Federal Aviation Regulations) as amended, or *I.C.*, 8-21-10-1 *et seq.* as amended (tall structures act) or by Section 10-99, Airspace District Zoning, shall supersede the height limitations established in this Section.

6.17.13 *Minimum Building Height.*

All uses, fourteen (14) feet with a minimum of twelve (12) feet to the lowest eaves for a building with a gable, hip, or gambrel roof.

6.17.14 *Minimum Front Yard.*

For all buildings, ninety (90) feet from a corridor street and fifty (50) feet from a frontage or access

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street. For multi-family residential developments these setbacks apply to the perimeter of the project only - setbacks from internal streets shall be as per R-4 zoning district requirements.

6.17.15 *Minimum Side Yard.*

For all non-residential buildings, forty-five (45) feet. For multi-family residential buildings the R-4 zoning district requirements shall apply. For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 30 feet. (Ord. No. 06-24, § 2, 9-18-06; Ord. 07-05, §1, 5-9-07)

6.17.16 *Minimum Rear Yard.*

For all non-residential buildings, thirty (30) feet. For multi-family residential buildings the R-4 zoning district requirements shall apply. For non-residential buildings on a commercial outlot as part of a commercial/retail shopping subdivision and/or development project, 20 feet. (Ord. No. 06-24, § 2, 9-18-06)

6.17.17 *Minimum Corridor Street Frontage.*

All uses, two hundred (200) feet (for the subdivision or development as a whole). (Ord. No. 06-24, § 2, 9-18-06)

6.17.18 *Minimum Gross Floor Area.*

All non-residential buildings shall have a minimum of two thousand five hundred (2,500) square feet of floor area, excluding the floor area of any basement or any accessory building(s). Accessory buildings shall not be used in the computation of floor area. Accessory buildings permitted need not meet the minimum floor requirement.

6.17.19 *Maximum Lot Coverage.*

(a) If all building(s) on the lot contain an aggregate gross floor area of less than twenty-five thousand (25,000) square feet, thirty-five percent (35%) of the lot;

(b) If all building(s) on the lot contain an aggregate gross floor area of between twenty-five thousand (25,000) square feet and seventy-four thousand nine hundred ninety-nine (74,999) square feet, forty-five percent (45%) of the lot;

(c) If all building(s) on the lot contain an aggregate gross floor area of between seventy-five thousand (75,000) square feet and one hundred fifty thousand (150,000) square feet, fifty-five percent (55%) of the lot; and

(d) If all building(s) on the lot contain an aggregate gross floor area in excess of one hundred fifty thousand (150,000) square feet, sixty-five percent (65%) of the lot.

6.17.20 *Architectural Design Requirements.*

In reviewing the architectural design of buildings proposed to be built in the I-65 Corridor Overlay Zone, factors to be considered by the Commission shall include but are not limited to:

(a) scale and proportion;

(b) suitability of building materials;

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- (c) design in relation to surrounding buildings;
- (d) design in relation to topography of the site;
- (e) design in relation to proposed landscaping; and
- (f) aesthetics of the proposed building, including color.

The standards in 6.17.16.20.01 through 6.17.20.3 shall be met.

6.17.20.01 *Relationship of Building to Site.*

- (a) The site shall be planned to accomplish a desirable transition with the streetscape and to provide for adequate planting, safe pedestrian movement, and parking areas.
- (b) Site planning in which setbacks and yards are in excess of zoning restrictions is encouraged to provide an interesting relationship between buildings.
- (c) Parking areas shall be treated with decorative elements, building wall extensions, plantings, berms, or other innovative means so as to screen parking areas from view from public ways.
- (d) Without restricting the permissible limits of the applicable zoning district, the height and scale of each building shall be compatible with its site and existing (or anticipated) adjoining buildings.
- (e) Newly-installed utility services, and service revisions necessitated by exterior alterations, shall be underground.

6.17.20.02 *Relationship of Buildings and Site to Adjoining Area.*

- (a) Adjacent buildings of different architectural styles shall be made compatible by such means as screens, sight breaks, and materials.
- (b) Attractive landscape transition to adjoining properties shall be provided.
- (c) Harmony in texture, lines, and masses is required. Monotony shall be avoided.

6.17.20.03 *Building Design.*

- (a) Architectural style is not restricted. Evaluation of the appearance of a project shall be based on the quality of its design and relationship to surroundings.
- (b) Buildings shall have good scale and be in harmonious conformance with permanent neighboring development.
- (c)
 - (i) Materials shall have good architectural character and shall be selected for harmony of the building with adjoining buildings.

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(ii) Materials shall be selected for suitability to the type of buildings and the design in which they are used. Buildings shall have the same materials, or those that are architecturally harmonious, used for all building walls and other exterior building components wholly or partly visible from public ways.

(iii) Materials shall be of durable quality.

(iv) In any design in which the structural frame is exposed to view, the structural materials shall be compatible within themselves and harmonious with their surroundings.

(d) Building components, such as windows, doors, eaves, and parapets, shall have good proportions and relationships to one another.

(e) Colors shall be harmonious and only the use of compatible accents shall be permitted.

(f) Mechanical equipment or other utility hardware on roof, ground, or buildings shall be screened from public view with materials harmonious with the buildings, or they shall be so located as not to be visible from any public ways.

(g) Exterior lighting shall be part of the architectural concept. Fixtures, standards, and all exposed accessories shall be harmonious with building design. Lighting shall be directed downward. (Ord. No. 06-24, § 2, 9-18-06)

(h) Refuse and waste removal areas, service yards, storage yards, and exterior work areas shall be screened from view from public ways, using materials as stated in criteria for equipment screening. The rear of buildings and shopping centers shall architecturally resemble the other sides of the building or shall be screened from view from public streets, or some combination thereof. (Ord. No. 06-24, § 2, 9-18-06)

(i) Monotony of design in single or multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. In multiple building projects, variable siting or individual buildings may be used to prevent a monotonous appearance.

(j) Materials covering the exterior of building walls, excluding doors, windows, and vents, shall be a minimum coverage of seventy-five (75%) masonry materials. Acceptable materials include, but are not necessarily limited to, brick, stone, pre-cast concrete panels, tile, decorative block, and other masonry materials. Other materials may be approved by the Plan Commission if it determines the materials meet the intent and purpose of the I-65 Corridor Overlay Zone. (Ord. No. 06-24, § 2, 9-18-06)

6.17.21 *Signage Standards.*

(a) Signage shall be designed as an integral part of the architectural and landscaping plans. The colors, materials, and style of signage shall be architecturally compatible and accentuate the buildings and landscaping on the site. The colors, materials, and lighting of every sign shall be restrained and harmonious with the building and site to which it principally relates.

(b) Business signs shall be prohibited in the required greenbelt areas.

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(c) Wall signs on free-standing buildings shall not be limited to one particular sign or one particular wall of a building. Rather, signage shall be limited to the extent that the total face area of signage placed upon any wall shall not exceed an area equal to fifteen (15%) percent of the wall area for buildings in the underlying industrial districts, and to exceed an area equal to twenty (20%) percent of the wall area for buildings in the underlying commercial districts. Sign copy on canopies, awnings, or the like shall be included as part of the wall signage.

(d) Private traffic direction signs and pavement markings for the direction and control of traffic into, out of, and within the site shall conform to the Manual on Uniform Traffic Control Devices as published by the Indiana Department of Highways.

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(e) The integration of project signage, particularly the sharing of poles to identify multiple businesses, is encouraged within the underlying commercial districts. The Plan Commission shall have the authority to approve off-premise signage should it determine that such signage would promote the intent and purposes of the I-65 Corridor Overlay Zone.

(f) Every sign shall have good scale and proportion in its design and in its visual relationship to buildings and surroundings.

(g) The number of graphic elements on a sign shall be held to the minimum needed to convey the sign's major message and shall be composed in proportion to the area of the sign face.

(h) Each sign shall be compatible with signs on adjoining premises and shall not compete for attention.

(i) Identification signs of a prototype design and corporation logos shall conform to the criteria for all other signs.

6.17.22 Landscaping Plan.

A landscaping plan shall be submitted to the Plan Commission for its approval at the same time other plans (i.e. architectural design lighting, parking, signage and site plans) are submitted. This plan shall be drawn to scale, including dimensions and distances, shall delineate all existing and proposed structures, private parking areas, walks, ramps for handicapped, terraces, driveways, signs, lighting standards, steps and other similar structures; and shall delineate the location, size, and description of all landscape materials and the method to be used for the watering or irrigation of all planting areas. Landscape treatment for plazas, roads, paths, service and private parking areas shall be designed as an integral and coordinated part of the landscape plan for the entire lot. Landscape requirements shall comply with Article 19, Section 10-472, of Zoning Ordinance No. 82-1, as amended, or with this section 10-101, whichever is greater. (Ord. No. 06-24, § 2, 9-18-06)

6.17.23 Areas to be Landscaped.

A. Minimum Landscaped Areas

(a) **GREENBELT.** Greenbelt shall be provided along each property frontage. The minimum width shall be thirty (30) feet for greenbelts along corridor streets and minimum width shall be fifteen (15) feet along interior streets. The Greenbelt shall be suitably landscaped and shall be otherwise unoccupied except for steps, walks, terraces, driveways, lighting standards, and other similar structures, but excluding private parking area. Mounding and other innovative treatments are to be especially encouraged in this area. (Ord. No. 06-24, § 2, 9-18-06)

(b) **PLANTING ADJACENT TO FREE-STANDING BUILDINGS.** A planting area equal to an area measuring ten (10) feet in depth by the width of each wall of the building shall be installed adjacent to the building. Sidewalks may be permitted in these areas, but shall not occupy more than fifty percent (50%) of the entire area on any side of the building. If an approach driveway cuts into a planting area adjacent to the building, additional planting area equal to the area displaced by the driveway shall be added to the building perimeter planting. These adjacent planting areas need not be rectangular in shape as long as the required amount of space is landscaped, and innovative and original designs are encouraged. These adjacent planting areas shall be dispersed along at least three different sides of the building. (Ord. No. 06-24, § 2, 9-18-06)

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(c) **PERIPHERAL PLANTING.** There shall be peripheral landscaping strip, four (4) feet in depth, located along the side of any private parking area which abuts any side or rear property line. At least one tree for each fifty (50) lineal feet shall be planted in any such peripheral landscaping strip.

(d) **PLANTING WITHIN PARKING LOTS.** All parking lot landscaping shall be of a quality to improve and enhance the site and its surrounding area. Effective use of mounding and existing topography is encouraged. Landscaping and planting areas shall be reasonably dispersed throughout the parking area, and not less than eight percent (8%) of a private parking lot shall be landscaped. (For purposes of this computation, landscaping in: (1) the Greenbelt; (2) adjacent to buildings; and (3) on the periphery of the lot shall not be included.) (Ord. 07-01, §12, 3-19-07)

(e) **MINIMUM TOTAL LANDSCAPING REQUIRED.** Inclusive of the Greenbelt, the planting adjacent to the building, the peripheral planting, and the planting within the parking lots, a minimum of fifteen percent (15%) of the lot shall be landscaped at the ground level.

B. Exceptions to Planting Adjacent to Free-Standing Buildings

(a) Greenbelt or planting areas shall not be required adjacent to the portion of a free-standing building which abut service yards, storage yards, overhead garage doors, truck docks, or other similar service and delivery areas, provided said areas are screened from view from public ways. (Ord. No. 91-6, § 1, 3-4-91)

C. Exceptions for Gasoline Stations.

Because of the unique character of their traffic patterns, both vehicular and pedestrian, gasoline stations shall be exempted from landscape requirements around the building perimeter and from the minimum eight percent (8%) parking lot landscape area. Gasoline station lots shall meet the overall site minimum landscape area of fifteen percent (15%) and are encouraged to place some landscape areas around the building perimeters. (Ord. No. 06-24, § 2, 9-18-06)

6.17.24 *Landscaping Standards.*

(a) The interior dimensions, specifications and design of any planting area or planting median proposed to be constructed shall be sufficient to protect the landscaping materials planted therein and to provide for proper growth.

(b) The primary landscaping materials used in the Greenbelt and adjacent to buildings shall be shade trees, ornamental trees, shrubs, ground covers, grass, mulches, etc.

(c) The primary landscaping materials used in and around private parking areas shall be trees which provide shade at maturity. Shrubbery, hedges, and other planting material may be used to compliment tree landscaping, but shall not be the sole contribution to the landscaping.

(d) All shade trees proposed to be used in accordance with any landscaping plan shall be a minimum of eight feet in overall height and have a minimum trunk diameter, twelve (12) inches above the ground of two (2) inches upon planting. They should be of a variety which will attain an average mature spread greater than twenty (20) feet.

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(e) Landscaping materials selected should be appropriate to local growing and climatic conditions. Wherever appropriate existing trees should be conserved and integrated into the landscaping plan. Plant material shall be selected for interest in its structure, texture, and color and for its ultimate growth. Indigenous and other hardy plants that are harmonious to the design, and of good appearance shall be used.

(f) The landscaping plan shall ensure that sight distances are not obstructed for drivers of motor vehicles.

(g) Where natural or existing topographic patterns contribute to beauty and utility of a development, they shall be preserved and developed. Modification to topography shall be permitted where it contributes to good appearance.

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(h) Grades of walks, parking spaces, terraces, and other paved areas shall provide an inviting and stable appearance for walking and, if seating is provided, for sitting.

(i) Landscape treatment shall be provided to enhance architectural features, strengthen vistas and important axis, and provide shade. Spectacular effects shall be reserved for special locations only.

(j) Unity of design shall be achieved by repetition of certain plant varieties and other materials and by correlation with adjacent developments.

(k) In locations where plants will be susceptible to injury by pedestrian or motor traffic, they shall be protected by appropriate curbs, tree guards, or other devices.

(l) Parking areas and traffic ways shall be enhanced with landscaped spaces containing trees or tree groupings.

(m) Where building sites limit planting, the placement of trees in parkways or paved areas is encouraged.

(n) Screening of service yards and other places that tend to be unsightly shall be accomplished by use of walls, fencing, planting, or combinations of these. Screening shall be equally effective in winter and summer.

(o) In areas where general planting will not prosper, other materials such as fences, walls, and paving of wood, brick, stone, gravel, and cobbles shall be used. Carefully selected plants shall be combined with such materials where possible.

(p) Miscellaneous structures and street hardware shall be designed to be part of the architectural concept of design and landscape. Materials shall be compatible with buildings, scale shall be good, colors shall be in harmony with buildings and surroundings, and proportions shall be attractive.

(q) Lighting in connection with miscellaneous structures and street hardware shall meet the criteria applicable to site, landscape, buildings and signs.

6.17.25 *Landscaping Installation and Maintenance.*

(a) **INSTALLATION.** All landscaping required by the approved landscaping plan shall be installed prior to the issuance of a building occupancy permit if said permit is issued during a planting season, or within six (6) months of the date an occupancy permit is issued if issued during a non-planting season.

(b) **MAINTENANCE.** It shall be the responsibility of the owners and their agencies to insure proper maintenance of the landscaping, in accordance with the standards set by this Ordinance and as indicated on the landscaping plan which has been approved by the Plan Commission. This is to include, but is not limited to, replacing dead plantings with identical varieties or a suitable substitute, and keeping the area free of refuse and debris.

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(c) **CHANGES AFTER APPROVAL.** No landscaping which has been approved by the Plan Commission may later be altered, eliminated or sacrificed, without first obtaining further Plan Commission approval.

(d) **INSPECTION.** The Plan Commission, Building Commissioner, or their duly appointed representative, shall have the authority to visit any lot within the I-65 Overlay Zone to inspect the landscaping and check it against the approved plan on file.

6.17.26 *Parking Requirements.*

Parking is to be discouraged between the Greenbelt and the building(s) when other suitable areas for parking exist on the property; however, private parking may be permitted in the area between the Greenbelt and the planting adjacent to the building(s) and the planting on the periphery of the property. Efforts to break up large expanses of pavement are to be encouraged by the interspersing of appropriate planting areas wherever possible.

The number of parking spaces required are as established elsewhere in this Ordinance, depending upon the zoning and the intended land use. Alternatives to the established parking requirements may be granted to developments which have a mixture of uses whose peak parking requirements do not coincide in time and thereby may share parking spaces. The applicant shall provide expertly-prepared justification for seeking such exceptions (i.e., a reference such as *Shared Parking*, Urban Land Institute). There shall be an appropriate number of parking spaces, accessible to the building(s) and identified as reserved for use by handicapped individuals, and these spaces shall be of sufficient width (minimum of twelve (12) feet) to accommodate their needs.

6.17.27 *Lighting Requirements.*

In reviewing the lighting plan for a lot proposed to be developed in the I-65 Corridor Overlay Zone, factors to be considered by the Commission shall include but are not limited to:

1. Safety provided by the lighting.
2. Security provided by the lighting.
3. Possible light spillage or glare onto adjoining properties or streets. (down-shielding is encouraged)
4. Attractiveness of the lighting standards and their compatibility with the overall treatment of the property.
5. Height and placement of lighting standards considering the use.
6. Exterior lighting, when used, shall enhance the building design and the adjoining landscape. Lighting standards and building fixtures shall be of a design and size compatible with the building and adjacent areas. Lighting shall be restrained in design and excessive brightness avoided. Lighting shall be directed downward or toward the building, not toward property perimeter. (Ord. No. 06-24, § 2, 9-18-06)

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6.17.28 Outside Storage and Display Prohibited.

1. Materials or Merchandise. Supplies, materials, parts, products or merchandise shall be kept within a building or other approved enclosure. There shall be no outside storage or display of such items.

2. Refuse. No outside, unenclosed storage of refuse (whether or not in containers) shall be permitted on any lot. All refuse and recyclables shall be contained within an area enclosed on all sides by a fence, wall, mound, or similar means of enclosure, even when inside a dumpster, compactor, or other refuse container. The enclosure does not have to have a roof. The sides of the enclosure shall be a minimum of six (6) feet or at least two (2) feet taller than the container, dumpster, or compactor that is being screened from view, whichever height is greater. All sides of the enclosure structure, including doors or gates, shall be opaque.

(Ord. No. 06-24, § 2, 9-18-06)

6.17.29 Loading Berth Requirements.

Loading berth requirements shall be as specified in the underlying zone district(s), except that any loading or unloading berth or bay shall be screened from view beyond the site by landscaping or other screening.

6.17.30 Access to Individual Lots.

The “corridor” streets, particularly Emerson Avenue, Main Street, County Line Rd., and Arlington Avenue, by their functional nature as primary thoroughfares, must have reasonable restrictions as to the number and location of access points within the overlay zone. Interstate Highway I-65 represents a total barrier to east-west streets, except for crossings at Main Street and County Line Road. Therefore, in order to provide safe and sufficient traffic movement to and from adjacent lands and to protect the functional integrity of the corridor’s primary thoroughfares, in many cases frontage roads, access roads, and distributor roads, will have to be built. Such roads shall be coordinated with those of contiguous lots and designed to preserve the aesthetic benefits provided by the greenbelt areas. Access at the side or rear of buildings is encouraged. New access points onto the primary thoroughfares in the corridor shall be coordinated with existing access points whenever possible.

6.17.31 Application and Approval Procedure.

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6.17.31.01 Consultation with Planning Department Staff.

Applicants shall meet with the Planning Director or his designated representative to review the zoning classification of their site, obtain copies of the regulatory ordinances and application forms, review the procedures and examine the proposed use and development of the property. The Planning Director shall advise the applicant in preparing his application and supporting documents as necessary. The application forms and copies of the site plan or plat shall be submitted in the form and quantities prescribed by the Plan Commission.

Submissions shall include:

- (a) site development plan and/or plat;
- (b) required information on architectural design;
- (c) landscaping plan;
- (d) parking plan;
- (e) signage;
- (f) lighting plan;
- (g) traffic circulation plan, vehicular and pedestrian
- (h) drainage plans and calculations;
- (i) on-site and off-site utilities plan; and
- (j) other necessary supporting documents and materials.

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6.17.31.02 *Initial Review of Application and Supporting Documents.*

Following the receipt of the written application and other required plans and materials, and the application fee, the Planning Director shall then review the materials solely for the purpose of determining whether the application is complete, in technical compliance with all applicable ordinances, laws, and regulations, and is to be placed upon a Plan Commission docket. The application and required plans must be docketed at least ten (10) days prior to the Plan Commission hearing. The applicant shall be responsible for submitting the application and plans to the Planning Director in sufficient time to allow adequate review and docketing.

6.17.31.03 *Plan Review Process/Committee Review.*

Detailed review procedures and contents of plans shall be established by the Plan Commission in its written rules of procedures. The Plan Commission is hereby authorized to establish an overlay review committee for the purpose of reviewing plans required by this Ordinance and making recommendations to the Plan Commission for proposed developments within the I-65 Corridor Overlay Zone prior to the Plan Commission's approval of said plans.

6.17.31.04 *Plan Commission Action.*

The Plan Commission shall review the application and plans and make its determination during a public meeting. The matter may be continued from time to time as may be deemed necessary by the Commission. However, the Plan Commission shall within forty-five (45) days of the initial public meeting notify the applicant in writing of any further changes which are required before approval or denial of the application can be given. Within forty-five (45) days of the receipt of the materials incorporating the required changes into the application, the Plan Commission shall then approve or deny the application. If denied, the Commission shall provide the applicant with written copy of said reasons if requested. Upon approval, the Commission shall so inform the applicant and the Planning Director. The applicant may then apply for Land Alteration and Improvement Location Permits.

6.17.32 *Non-Conforming Uses, Plats, Plans and Buildings.*

6.17.32.01 *Uses.*

A use permitted by the underlying zoning district which was legally in operation prior to the effective date of this Ordinance may continue to operate, subject to conditions and restrictions set forth in Article 5 of this Chapter, as amended.

6.17.32.02 *Plats and Plans.*

A site development plan or secondary plat and plan which was granted final approval by the Plan Commission prior to the effective date of this Ordinance shall stand as approved with respect to drainage, utilities, streets, curbs, sidewalks, right-of-ways, easements, or other general development plan improvements.

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Such a site or plat shall, however, be subject to the review procedures and other requirements of the I-65 Corridor Overlay Zone with respect to lighting, signage, screening, landscaping, and architectural design and the conditions and restrictions set forth in Article 5 of this Chapter, as amended.

6.17.32.03 *Buildings and Other Structures.*

A building, sign, or other structure which has not commenced construction prior to the effective date of this Ordinance shall be subject to the review procedures and requirements of the I-65 Corridor Overlay Zone with respect to lighting, signage, screening, landscaping, and architectural design, and shall be subject to the conditions and restrictions set forth in Article 5 of this Chapter, as amended.

6.17.33 *Variance.*

Any variance granted by the Board of Zoning Appeals prior to the effective date of Ordinance No. 86-64, December 7, 1987, shall stand as approved. (Ord. No. 87-64, § 1, 12-7-87)

Sec. 10-102 Zero Lot Line or Near-Zero Lot Line Single-Family Dwellings.

REPEALED per Greenwood Common Council Ordinance No. 07-01, passed on March 19, 2007. (Ord. 07-01; §§, 3-19-97)

Sec. 10-103 Parking Requirements

6.20.01 *Purpose and Scope:*

It is the intent of these requirements that adequate parking and loading facilities be provided off the street right-of-way for each use of land within the City of Greenwood. Requirements are intended to be based on the demand created by each use. These requirements shall apply to all uses in all districts.

To reduce traffic problems and hazards by eliminating unnecessary on-street parking, every use of land must include on-premises parking sufficient for the needs normally generated by the use, as provided by this Section. Parking spaces or bays contiguous to the street, required by subdivision or other ordinances, are in addition to and not in place of the spaces so required. (Ord. No. 97-44, § 1, 11-17-97)

6.20.02 *Definitions:*

As used in this Section, the term:

“**parking space**” means an area, not including any part of a street or an alley, designed or used for the temporary parking of a motor vehicle;

“**parking area**” means a group of parking spaces, or an open area not including any part of a street or an alley, designed or used for the temporary parking of motor vehicles.

